

C. ESTATES OF BISCAYNE, INC.
(Applicant)

04-2-CZ14-1 (03-222)
BCC/District 8
Hearing Date: 12/16/04

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐/ lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY HONORING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: ESTATES OF BISCAYNE, INC

REPRESENTATIVE(S): Jeffrey Flanagan

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-2-CZ14-1 (03-222)	APRIL 14, 2004	CZAB14- -04

REQUESTS: AU & GU to EU-M

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> Entire Application	<input type="checkbox"/> ITEMS _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>May 11, 2004</u> <input type="checkbox"/> W/Leave To Amend
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH STD. CONDITIONS	
<input type="checkbox"/> OTHER:		

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			✓
MS.		Mabel G. DIJKSTRA			✓
VICE-CHAIRMAN	S	Don JONES	✓		
MR.	M	Curtis LAWRENCE (C.A.)	✓		
MR.		Charlie MCGAREY		✓	
DR.		Patricia WADE		✓	
CHAIRMAN		Wilbur B. BELL	✓		

VOTE: 3 to 2

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Tom Robertson

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD AREA 14
MOTION SLIP**

APPLICANT'S NAME: ESTATES OF BISCAYNE, INC.

REPRESENTATIVE(S): Paul Milton

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-2-CZ14-1 (03-222)	FEBRUARY 11, 2004	CZAB14- -04

REQUESTS: AU & GU to EU-M

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> Entire Application	<input type="checkbox"/> ITEMS _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>April 14, 2004</u> <input type="checkbox"/> W/Leave To Amend
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH STD. CONDITIONS	
<input type="checkbox"/> OTHER:		

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER	/		
MS.		Mabel G. DIJKSTRA	/	/	
VICE-CHAIRMAN		Don JONES	/	/	
MR.	S	Curtis LAWRENCE (C.A.)	/	/	
MR.		Charlie MCGAREY	/	/	
DR.	M	Patricia WADE	/	/	
CHAIRMAN		Wilbur B. BELL	/	/	

VOTE: 7 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Ron Bernstein

DATE: 7/29/2004

#Z-

APPLICANT: 1. ESTATES OF BISCAYNE, INC.
(04-2-CZ14-1/03-222)

MOTION: to defer the application to October 7, 2004.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Diaz				X
Ferguson		X		
Heyman		X		
Martinez				X
Morales				X
Moss		X		
Rolle		X		
Seijas		X		
Sorenson	M	X		
Sosa	S	X		
Souto				X
Chair Carey-Shuler		X		
TOTAL		8	0	5

DATE: 10/07/04

#Z-

APPLICANT: A. Estates of Biscayne, Inc. 04-2-CZ14-1

MOTION: Carried Over to Zoning Hearing of 12/16/04

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				
Diaz				
Ferguson				
Heyman				
Martinez				
Morales				
Moss				
Rolle				
Seijas				
Sorenson				
Sosa				
Souto				
Chair Carey-Shuler				
TOTAL				

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Estates of Biscayne, Inc.

PH: Z03-222 (04-2-CZ14-1)

SECTION: 6-57-39

DATE: December 16, 2004

COMMISSION DISTRICT: 8

ITEM NO.: C

=====

A. INTRODUCTION

o **REQUEST:**

Estates of Biscayne, Inc. is appealing the decision of Community Zoning Appeals Board #14 which denied the following:

AU & GU to EU-M.

o **SUMMARY OF REQUEST:**

The applicant is appealing the decision of Community Zoning Appeals Board #14 which denied without prejudice a request to rezone the subject property from AU, Agricultural District and GU, Interim District, to EU-M, Estate Modified District.

o **LOCATION:**

The northwest corner of S.W. 288 Street & theoretical S.W. 172 Avenue, Miami-Dade County, Florida.

o **SIZE:** 20.74 acres.

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **estate density residential**. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.

2. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida (Land Use Element, page 162).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU & GU; vacant	Residential, estate density, 1 to 2.5 du
<u>Surrounding Properties:</u>	
NORTH: AU & EU-M; vacant and single family residences	Residential, estate density, 1 to 2.5 du
SOUTH: EU-1; single family residences and vacant	Residential, estate density, 1 to 2.5 du
EAST: AU; single family residences	Residential, estate density, 1 to 2.5 du
WEST: GU; vacant	Residential, estate density, 1 to 2.5 du

The subject property is primarily zoned AU, and is located in a square mile section which has traditionally been agriculturally utilized. Said section is now, however designated by the Comprehensive Development Master Plan (CDMP) for estate density residential use and is gradually transitioning to estate density residential uses.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	Acceptable
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable

Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In accordance with Section 33-311 of the Code, the Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	23 Students

*Subject to the conditions stated in their memoranda.

H. ANALYSIS:

This application was deferred from the July 29, 2004, and the October 7, 2004 meetings of the Board of County Commissioners. The applicant is appealing the decision of Community Zoning Appeals Board 14 which, on May 11, 2004, denied without prejudice a request to rezone the subject property from AU, Agricultural District and GU, Interim District, to EU-M, Estate Modified District by a vote of 5-0. Staff notes that the CDMP states that all existing zoning and uses are consistent with the CDMP. As such, the Board's decision to retain the existing AU and GU zoning on the site is consistent with the CDMP. The property is located at the northwest corner of S.W. 288 Street and S.W. 172 Avenue, Miami-Dade County, Florida. The applicant states in the appeal form that Community Zoning Appeals Board 14 had no evidence, testimony, or facts to support its decision and that its denial of the application was arbitrary.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has stated that this application meets traffic concurrency criteria for an initial development order. This application will generate **46 PM daily peak hour vehicle trips**, which will not exceed the acceptable levels of service of nearby roadways, which are "A", "B", "C", and "D". The **Public Works Department** has **no objections** to this application. **Miami-Dade Public Schools** has determined that the approval of this application would result in a student population of 10 Elementary School students, 6 Middle School students, and 7 Senior High School students, for a total of 23 students. Said increase in school population would increase the FISH (Florida Inventory of School Houses) utilization of Avocado Elementary School, Homestead Middle School, and South Dade Senior High School to 138%, 124%, and 120 %, respectively. The District met with the applicant on December 4, 2003, and on February 2, 2004, to discuss the impact of the proposed development on public schools. The District has stated that the applicant has voluntarily proffered a covenant to the School Board, which is subject to School Board acceptance, in order to provide a monetary donation over and above impact fees.

This application would permit the applicant to provide additional housing for the community. The Master plan, which designates this site for Estate Density residential use, would permit a maximum density of 2.5 units per gross acre for a maximum of 51 residential units. EU-M requires a minimum lot area of 15,000 square feet, at a density of 2.42 units per acre, or a maximum of 50 residential units on this parcel. If the applicant purchases Severable Use Rights (SURs) the minimum lot area permitted would be 12,500 square feet.

The subject property is primarily zoned AU, with its westerly minor portion being zoned GU, and is located in a square mile section which has traditionally been agriculturally utilized. Said section is designated by the Comprehensive Development Master Plan (CDMP) for estate density residential use and is gradually transitioning to estate density residential uses. The GU zoned land to the west of the subject property is vacant. The AU zoned land which abuts approximately the west half of the northern border of the subject parcel is also vacant. The EU-M zoned land which abuts approximately the east half of the north border of the subject site is developed with two single family residences. The AU zoned land to the east of the subject property is developed with three (3) single family residences. Four (4) of the seven (7) lots to the south of the subject property, which are zoned EU-1, are developed with single family residences. The applicant worked with staff and submitted plans, along with a covenant which ties the development to said plans, which indicate the development of the property with 39 single family residences at a density of 1.88 units per gross acre. This number of proposed units is consistent with the Land Use Plan (LUP) map estate density designation. The plans have been designed with particular sensitivity to the existing EU-1 lots to the south. These plans indicate the development of the southern portion of the subject property with seven (7) lots which range in area from 23,850 square feet, to 28,351.39 square feet. These seven (7) lots are an exact match with the neighboring seven (7) EU-1 lots to the south. The remaining 32 lots which lie north of the southern tier of lots to be developed on the subject property range in area from 14,914.3 square feet to 19,063.79 square feet. The aforementioned plans also indicate the provision of a total of 335 trees, including bottlebrush, and native trees such as gumbo limbo and green buttonwood. A typical lot will have at least three (3)

trees in the front portion of the lot and at least three (3) trees in the rear portion of the lot. Shrubs will be provided at the ratio of ten (10) shrubs per tree.


The requested zone change to EU-M and the number of units proposed by the applicant are **consistent** with the LUP map's estate density designation. The revised plans represent a harmonious blending of proposed residences with existing residences in the vicinity and are, therefore, **compatible** with the surrounding area. Accordingly, staff recommends the approval of the appeal and of this application to re-zone the subject property to EU-M, subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

Approval of the appeal and the application for rezoning to EU-M, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED: 01/22/04
DATE TYPED: 01/22/04
DATE REVISED: 01/30/04, 02/04/04, 03/15/04, 3/31/04, 04/16/04, 06/24/04, 07/07/04,
09/07/04, 11/09/04, 11/29/04
DATE FINALIZED: 11/29/04
DO'QW:AJT:MTF:DBM


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: August 20, 2003

SUBJECT: #Z2003000222

Estates of Biscayne, Inc.
NW corner of SW 288th Street and SW
172nd Avenue
DBC from AU and GU to EU-M
(AU/GU) (20 Ac.)
06-57-39

AUG 27 2003

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

The closest public water main is located approximately 2,400 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public water; therefore DERM shall require connection to the public water supply system.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 3,600 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sewers; therefore, DERM shall require that any development on the site be connected to the public sanitary sewer system.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an

interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply.

wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Estates of Biscayne, Inc.

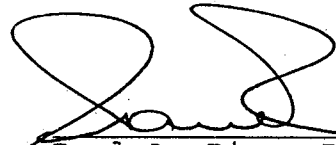
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **46 PM** daily peak hour vehicle trips. The traffic distributions of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	A	A
9862	SW 167 Ave. s/o SW 216 St.	C	C
9932	SW 288 St. w/o US-1	D	D
9936	SW 296 St. w/o US-1	B	B
9938	SW 296 St. e/o SW 197 Ave.	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.


Raul A. Pino, P.L.S.
FEB. 03 2004

Date



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Ana Rijo-Conde, AICP, Facilities Planning Officer
Facilities Planning

November 30, 2004

Miami-Dade County School Board

Frank J. Bolaños, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Evelyn Langlieb Greer
Perla Tabares Hantman
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: Estates of Biscayne, Inc. - Application No. 03-222 (CC14)
Northwest corner of SW 288 Street and 172 Avenue
Updated

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the updated School District's review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Avocado Elementary School, Homestead Middle School and South Dade Senior High School currently operating at 148%, 141% and 130% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Avocado Elementary School and South Dade Senior High School to 149% and 131%, respectively (please see enclosed analysis).

Pursuant to the Interlocal, the District met with the applicant on December 4, 2003 and February 2, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer was authorized by the School Board at its November 17, 2004 meeting.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Ms. Maria Teresa-Fojo
November 30, 2004
Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

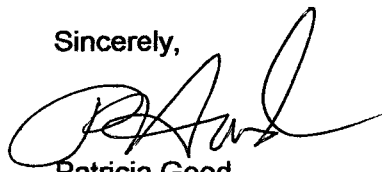
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 39-unit development is estimated to generate approximately \$95,472 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-0449
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Paul Bilton

**UPDATED
SCHOOL IMPACT REVIEW ANALYSIS**

APPLICATION: No. 03-222, Estates of Biscayne, Inc. (CC14)

REQUEST: Zone change from AU & GU to EU-M (2.5 units/acre)

ACRES: 20 acres

MSA/Multiplier: 7.3/.70

LOCATION: Northwest corner of SW 288 Street and SW 172 Avenue

UNITS: 35 additional units (4 units currently permitted under existing zoning classification, for a total of 39 units)

**ESTIMATED
STUDENT
POPULATION:** 23 students*

ELEMENTARY: 10

MIDDLE: 6

SENIOR: 7

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Avocado Elementary - 16969 SW 294 St.

MIDDLE: Homestead Middle - 650 NW 2 Ave.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

All schools are located in Access Center 6

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Avocado Elem	913/ 923*	553	165%/ 167%*	66	148%/ 149%*
Homestead Middle	1311/ 1317*	871	151%/ 151%*	59	141%/ 141%*
South Dade Sr.	2716/ 2723*	1701	160%/ 160%*	380	130%/ 131%*

* increased student population as a result of the proposed development

Note:

- 1) The cumulative effect of other approved or proposed developments in the vicinity is not included as part of this analysis.
- 2) Figures above reflect the impact of the class size amendment.
- 3) Pursuant to the Interlocal Agreement, all of the schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA (information as of November 2004):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Addition at Avocado Elem. (242 student stations)	Design	December 2005
State School "SS1" (Redland, Campbell Drive and Homestead Middle School Relief) (1604 student stations)	Design	December 2006
State School "CCC1" (South Dade Sr. High School Replacement) (1523 additional student stations)	Design	January 2008
State School "TTT" (South Dade, Homestead and Southridge Sr. High School Relief) (3647 student stations)	Planning	2009

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$134,159.

CAPITAL COSTS: Based on the State's November-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	10	x	\$ 13,452	=	\$ 134,520
MIDDLE	6	x	\$ 15,423	=	\$ 92,538
SENIOR	7	x	\$ 20,409	=	\$ 142,863

Total Potential Capital Cost	\$ 369,921
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

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16	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	BCG PARTNERS, LLC #02-368 #03-316	SEC of SW 192 Ave. and SW 304 St.	35 Units/ 25 Students	REDONDO ELEM-12 HOMESTEAD MID-6 SOUTH DADE SR-7	9/6 9/6 7/6	CC14 9/11/03 Def. 12/16/04	PENDING
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	PALMA FAMILY TRUST, ET AL #03-209b	S of SW 208 St. and btwn SW 132 and 134 Ave.	56 Units/ 44 Students	CARIBBEAN ELEM-20 MAYS MID-11 SOUTHRIDGE SR-13	9/6 7/6 9/6	CC14 9/7/04	APPROVED
25	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
26	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def.-12/16/04	PENDING
27	CARDAN OF SOUTH DADE, LLC #03-300	W of SW 194 Ave. and S of SW 304 St.	27 Units/ 19 Students	REDONDO ELEM-9 HOMESTEAD MID-5 SOUTH DADE SR-5	9/6 9/6 7/6	CC14 Def.-1/06/05	PENDING
28	LIVING QUARTERS USA, INC. #03-348	SWC of SW 180 St. and SW 110 Ave.	6 Units/ 3 Students	PINE LAKE ELEM-2 RICHMOND HGHTS. MID-0 SOUTHRIDGE SR-1	9/7 7/6 9/6	CC14 4/14/04	APPROVED
29	UNIVERSAL AMERICAN REALTY CORP. #03-290	SEC of SW 106 Ave. and Marlin Rd.	176 Units/ 108 Students	BEL-AIRE ELEM-50 CUTLER RIDGE MID-27 SOUTHRIDGE SR-31	9/6 9/6 9/6	CC14 4/14/04	DENIED
30	ESTATE OF ELAINE L. EICHLEAY #03-293	SWC of SW 134 Ave. and SW 176 St.	101 Units/ 66 Students	MIAMI HGHTS ELEM-30 RICHMOND HGHTS. MID-17 SOUTHRIDGE SR-19	9/6 7/6 9/6	CC14 4/14/04	APPROVED
31	INTERNATIONAL BOTANICALS LLC #03-386	12801 SW 224 St.	19 Units/ 15 Students	CARIBBEAN ELEM-7 MAYS MID-4 SOUTHRIDGE SR-4	9/6 7/6 9/6	CC14 6/15/04	APPROVED

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	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/ Region(s)	Community Council/ Date	Approved/ Denied/ Comments
1	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 5/13/0	APPROVED
8	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

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32	FRV DEVELOPMENT #03-366	18201 SW 109 Ave.	11 Units/ 6 Students	PINE LAKE ELEM-3 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	9/7 7/6 9/6	CC14 9/7/04	APPROVED
33	DRJ INC. #04-035	NWC of NW 176 Terr. and NW 59 Ave.	249 Units/ 107 Students	S. MIAMI HGTS. ELEM-49 MAYS MID-27 SOUTHRIDGE SR-31	7/6 7/6 9/6	CC14 7/20/04	DENIED
34	PALMETTO COMMUNITY COVENANT CHURCH, INC. #04-012	N of SW 184 St. and btwn SW 109 Ave. & SW 110 Ave.	94 Units/ 42 Students	PINE LAKE ELEM-19 RICHMOND HGHTS. MID-11 SOUTHRIDGE SR-12	9/7 7/6 9/6	CC14 10/6/04	APPROVED
35	ALEX SARDINAS #04-152	E of SW 202 Ave. and S of SW 204 St.	2 Units/ 1 Student	REDLAND ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	7/6 7/6 7/6	CC14 11/3/04	DENIED
36	MAYA AMERICAN COMMUNITY COUNCIL, INC. #04-164	SEC of SW 340 St. and SW 194 Ave.	24 Units/ 10 Students	FL CITY ELEM-5 HOMESTEAD MID-2 HOMESTEAD SR-3	9/6 9/6 9/6	CC14 Def. Indef.	PENDING
37	DEAN COLSON AND HENRY QUINTANA #04-129	S of SW 288 St. & W of SW 187 Ave.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/13/04	PENDING
38	SILVER GROUP 137 INC. #04-071	W of SW 139 Ave. & S of SW 164 St.	8 Units/ 5 Students	JACK GORDON ELEM-2 RICHMOND HGHTS. MID-1 SOUTHRIDGE SR-2	7/6 7/6 9/6	CC14	PENDING
39	MONA LISA INVESTMENTS, LLC #04-235	NWC of SW 296 St. and SW 187 Ave.	9 Units/ 6 Students	REDONDO ELEM-3 HOMESTEAD MID-2 SOUTH DADE SR-1	9/6 9/6 7/6	CC14	PENDING
40	ORANGE GROVE MANORS, INC. #04-258	30650 SW 193 Ave.	18 Units/ 13 Students	REDONDO ELEM-6 HOMESTEAD MID-3 SOUTH DADE SR-4	9/6 9/6 7/6	CC14 12/13/04	PENDING
41	F.V. CONSTRUCTION CORP. #03-162	SWC of SW 280 St. and SW 132 Ave.	54 Units/ 45 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def. Indef.	PENDING
42	MALCOLM B. WISEHEART, JR., ET AL #01-408	SWC of SW 198 St. and Old Cutler Rd.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
43	PROVINCIAL REALTY, INC. #02-186	SW 112 Ave. btwn SW 224 & 232 St.	250 Units/ 154 Students	PINE VILLA ELEM-71 CENTENNIAL MID-38 SOUTHRIDGE SR-45	7/6 9/6 9/6	CC15 11/17/03	APPROVED
44	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 1/28/02	APPROVED
45	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 1/30/03	APPROVED
46	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
47	ROBERT BOREK ET AL #01-333	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED

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48	GOULDS, LLC #02-326	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 10/22/03	APPROVED
49	LUMSDEN OAKS ACQUISITION CORP. #02-250	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 10/22/03	APPROVED
50	SPECIALTY HOUSING CORP. #03-104	S of SW 268 St. and W of FL Turnpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 10/22/03	APPROVED

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51	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	7/6 7/6 7/6	CC15 11/06/02	APPROVED
52	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
53	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
54	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
55	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
56	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED
57	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
58	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
59	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 2/12/02	APPROVED
60	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC15 2/25/03	APPROVED
61	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 3/26/02	APPROVED
62	CAROLE BROCK, TRUSTEE #02-279	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 3/27/03	APPROVED
63	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 4/23/02	APPROVED
64	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 5/01/01	APPROVED \$128,400 O/A
65	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 6/04/02	APPROVED
66	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 6/04/02	APPROVED

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67	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
68	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
69	LAW PROPERTIES LTD. #02-244	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 6/24/03	APPROVED
70	SAGA BAY DEVELOPMENT, INC. #96-549	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 6/24/03	APPROVED
71	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 7/24/03	APPROVED
72	SUNRISE VILLAGE MOBILE HOME PARK II #03-031	SEC of SW 147 Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEM-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 7/24/03	APPROVED
73	SVK AIRPORT LAND, LLC #02-201	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 7/24/03	APPROVED
74	THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 7/24/03	APPROVED
75	JOSE A. COSTA, JR., TRUSTEE #03-120	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 8/21/03	APPROVED
76	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S to Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 9/04/01	DENIED
77	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 9/04/01	DENIED
78	MARTINA BOREK ET AL #03-018	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 9/11/03	APPROVED
79	MANUEL C. & EMILIA DIAZ, ET AL #02-377	W of Sw 112 Ave. and S of SW 232 St.	1632 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-267 HOMESTEAD SR-310	7/6 7/6 9/6	CC15 9/23/03 12/04/03	APPROVED
80	H. R. REALTY & INVESTMENTS, INC. #02-305	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 6/16/04	APPROVED
81	SUPERIOR DEVELOPERS CORP. #01-408	W of Old Cutler and S of SW 198 St.	4 Units/ 2 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-1	9/6 9/6 9/6	CC15 1/20/04	APPROVED
82	SUPERIOR DEVELOPERS CORP. #03-245	W of Old Cutler and N of SW 85 Ave.	1 Units/ 1 Students	VINELAND ELEM-1 PALMETTO MID-0 KILLIAN SR-0	7/5 9/5 6/5	CC15 1/20/04	APPROVED

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83	ROYALTY INVESTMENT & DEVELOPMENT GROUP, LLC #03-260	NWC of SW 260 St. and SW 137 Ave.	21 Units/ 18 Students	NARANJA ELEM-8 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 2/17/04	APPROVED
84	US1 COMMERCIAL REAL ESTATE INVESTMENT, LLC #03-269	SEC of US1 and SW 284 St.	216 Units/ 182 Students	LEISURE CITY ELEMID-84/45 HOMESTEAD SR-53	9/6 9/6	CC15 2/17/04	APPROVED
85	ALOR INVESTMENT CORP. #03-295	25520 SW 134 Ave.	17 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 3/16/04	APPROVED
86	E & D DEVELOPMENT, INC. #03-283	SWC of SW 132 Ave. and SW 279 St.	6 Units/ 5 Students	CHAPMAN ELEM-2 CENTENNIAL MID-1 HOMESTEAD SR-2	9/6 9/6 9/6	CC15 3/16/04	DENIED
87	GREGORY W. WOODS #03-298	18690 Old Cutler Rd.	2 Units/ 1 Students	WHISPERING PINES ELEM-1 CUTLER RIDGE MID-0 SOUTHRIDGE SR-0	9/6 9/6 9/6	CC15 3/16/04	APPROVED
88	PRINCETON PARK HOMES, LLC #03-182	E of US-1 and S of Canal C-102 and S of SW 244 St.	36 Units/ 22 Students	PINE VILLA ELEM-10 REDLAND MID-6 SOUTH DADE SR-6	7/6 7/6 7/6	CC15 Def. Indef. 5/19/04	PENDING
89	GLORIA H. JEFFREY #04-017	NEC of SW 137 Ave. and SW 254 St.	19 Units/ 14 Students	NARANJA ELEM-6 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 5/19/04	APPROVED
90	DADE INVESTORS, LLC #03-385	25265 SW 134 Ave.	6 Units/ 5 Students	NARANJA ELEM-2 REDLAND MID-1 SOUTH DADE SR-2	9/6 7/6 7/6	CC15 6/16/04	APPROVED
91	SUMMERVILLE DEVELOPMENT, INC. #03-262	24751 SW 117 Ave.	35 Units/ 12 Students	PINE VILLA ELEM-6 REDLAND MID-3 HOMESTEAD SR-3	7/6 7/6 9/6	CC15 10/12/04	APPROVED
92	GOULDS LLC #04-030	11000 SW 224 St.	6 Units/ 4 Students	PINE VILLA ELEM-2 CENTENNIAL MID-1 SOUTHRIDGE SR-1	7/6 9/6 9/6	CC15 10/12/04	APPROVED
93	FL POWER & LIGHT CO. #04-068	NEC of SW 256 St. and SW 132 Ave.	59 Units/ 45 Students	NARANJA ELEM-21 REDLAND MID-11 HOMESTEAD SR-13	9/6 7/6 9/6	CC15 11/15/04	APPROVED
94	BAILES COMMON LLC #04-111	SEC of SW 228 St. and SW 115 Ave.	29 Units/ 17 Students	PINE VILLA ELEM-8 MAYS MID-4 SOUTHRIDGE SR-5	7/6 7/6 9/6	CC15 12/14/04	PENDING
95	FUTURE M. INVESTMENTS #04-284	SW Corner of SW 138 Ct. and SW 262 St.	21 Units/ 15 Students	NARANJA ELEM-7 REDLAND MID-4 SOUTH DADE SR-4	9/6 7/6 7/6	CC15 2/15/05	PENDING
96	PALM TOWER, LLC. #04-131	NE Corner of SW 192 Ave. and SW 352 St.	216 Units/ 86 Students	FLORIDA CITY ELEM-41 HOMESTEAD MID-23 HOMESTEAD SR-26	9/6 9/6 9/6	CC15	PENDING
97	BLACK CREEK, LLC #04-161	S of Old Cutler Rd., W of SW 103 Ave. and E of Trpke Ext.	240 Units/ 144 Students	PINE VILLA ELEM-66 CENTENNIAL MID-36 SOUTHRIDGE SR-42	7/6 9/6 9/6	CC15 2/15/05	PENDING

Note: There are fourteen applications that are pending which would generate 149 students.

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14 AND CC15

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	913	11	924	553	66	149%
CARIBBEAN ELEM	903	101	1004	743	22	131%
CHAPMAN, W.A. ELEM	782	152	934	620	108	128%
LEISURE CITY ELEM/MID	1808	164	1972	817	49	228%
MIAMI HEIGHTS ELEM	1237	47	1284	739	152	144%
NARANJA ELEM	778	352	1130	513	138	174%
PESKOE, IRVING & BEATRICE ELEM	1138	2	1140	702	0	162%
PINE LAKE ELEM	651	39	690	647	18	104%
PINE VILLA ELEM	630	1132	1762	504	186	255%
REDLAND ELEM	1102	59	1161	702	0	165%
REDONDO ELEM	719	2	721	510	0	0%
SOUTH MIAMI HEIGHTS ELEM	753	110	863	709	62	112%
VINELAND ELEM	654	1	655	537	112	101%
WHIGHAM, DR. EDWARD L. ELEM	952	157	1109	914	0	121%
WHISPERING PINES ELEM	867	3	870	705	0	123%
ELEMENTARY TOTALS	13687	2332	16219	9915	913	150%
CAMPBELL DRIVE MID	1334	1	1335	1178	0	113%
CENTENNIAL MID	1116	391	1507	796	99	168%
LEISURE CITY ELEM/MID	1808	89	1897	817	49	219%
HOMESTEAD MID	1311	6	1317	871	59	142%
MAYS MID	1114	111	1225	957	40	123%
REDLAND MID	1736	513	2249	991	20	222%
RICHMOND HEIGHTS MID	1633	37	1670	1121	257	121%
MIDDLE TOTALS	10052	1148	11200	6731	524	154%
HOMESTEAD SR	3274	777	4051	2404	0	169%
MIAMI SOUTHRIDGE SR	3857	295	4152	2536	261	148%
SOUTH DADE SR	2716	128	2844	1701	380	137%
SENIOR HIGH TOTALS	9847	1200	11047	6641	641	152%

TOTAL	33786	4680	38466	23287	2078	152%
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Miami-Dade County Public Schools Charter School Operations

Existing Charter School

- ① Archimedean Academy, 10870 SW 113 Place, Miami, FL 33176
- ② ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
- ③ ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
- ④ ASPIRA Youth Leadership, 13300 Memorial Highway, North Miami, FL 33161
- ⑤ Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
- ⑥ Coral Reef Montessori Academy, 10853 SW 216 Street, Miami, FL 33157
- ⑦ Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
- ⑧ Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
- ⑨ Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
- ⑩ Downtown Miami Charter School, 305 NW 3 Avenue, Miami, FL 33128
- ⑪ Florida International Academy, 7630 Biscayne Boulevard, Miami, FL 33138
- ⑫ Theodore R. & Thelma A. Gibson Charter School, 3634 Grand Avenue, Miami, FL 33133
- ⑬ Keys Gate Charter School, 2000 SE 28 Avenue, Homestead, FL 33035
- ⑭ Liberty City Charter School, 8700 NW 5 Avenue, Miami, FL 33150
- ⑮ Mater Academy, 7700 NW 98 Street, Hialeah Gardens, FL 33016
- ⑯ Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ⑰ Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ⑱ Mater Academy East, 450 SW 4 Street, Miami, FL 33130
- ⑲ M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
- ⑳ North County Charter School, 3400 NW 135 Street, Miami, FL 33054
- ㉑ North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
- ㉒ Northeast Academy, 3400 NW 135 Street, Miami, FL 33054
- ㉓ Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
- ㉔ Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175
- ㉕ Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
- ㉖ Rosa Parks Community School/Overtown, 430 NW 9 Street, Miami, FL 33136
- ㉗ Ryder Elementary Charter School, 8360 NW 33 Street, Miami, FL 33122
- ㉘ Sandor Wiener School of Opportunity
Main Campus: 20000 NW 47 Court, Opa-Locka, FL 33055
Kendall Campus: 11025 SW 84 Street, Miami, FL 33173
- ㉙ Spiral Tech Elementary Charter School, 12400 SW 72 Street, Miami, FL 33183
- ㉚ Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
- ㉛ Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33018

Approved Contracts for 2004-2005

- ㉜ Academy of Arts & Minds, 3138 Commodore Plaza, Miami, FL 33133
- ㉝ Balere Language Academy, 10600 Caribbean Blvd., FL 33189*
- ㉞ International Studies Charter High, 3280 South Miami Avenue, Miami, FL 33127
- ㉟ Las Palmas Charter School, 14250 SW 202 Avenue, Miami, FL 33196
- ㊱ Miami Children's Museum Charter School, 450 SW 4 Street, Miami, FL 33130 (temporary location)

Approved Contracts for 2004-2005 (Continued)

- ㊲ Miami Community Charter School, 101 SW Redland Road, FL 33034*
- ㊳ Pinecrest Preparatory Academy Charter High School (two locations)
Main Campus (Kendall Greens): SW 80 Street & 150 Avenue, Miami, FL 33193 and
Holy Cross Campus: 12425 SW 72 Street, Miami, FL 33183
- ㊴ School for Integrated Academics and Technologies (SIATech) (two locations)
Main Campus: 3050 NW 183 Street, Miami, FL 33056, and
Homestead Campus: 12350 SW 285 Street, Homestead, FL 33033
- ㊵ Somerset Academy, 8750 NW 21 Terr., Miami, FL 33172 and
2601 NW 112 Avenue, Miami, FL 33172 (temporary locations for 2004-2005)
SW 117 Avenue and 232 Street, Miami, FL 33170 (permanent location)
- ㊶ Somerset Academy Charter Middle School
2601 NW 112 Avenue, Miami, FL 33172 and
8750 NW 21 Terr, Miami, FL 33172 (temporary locations for 2004-2005)
SW 117 Avenue and SW 232 Street, Miami FL 33170 (permanent)
- ㊷ Somerset Academy Charter High School, 11100 NW 27 Street, Miami, FL 33172 and
2601 NW 112 Avenue, Miami, FL 33172 (temporary locations)
SW 117 Avenue and SW 232 Street, Miami FL 33170 (permanent location)
- ㊸ Sweet Home Charter School, 17201 SW 103 Avenue, Miami, FL 33157 (temporary location)
SW 190 Street and 112 Avenue, Miami, FL 33157*

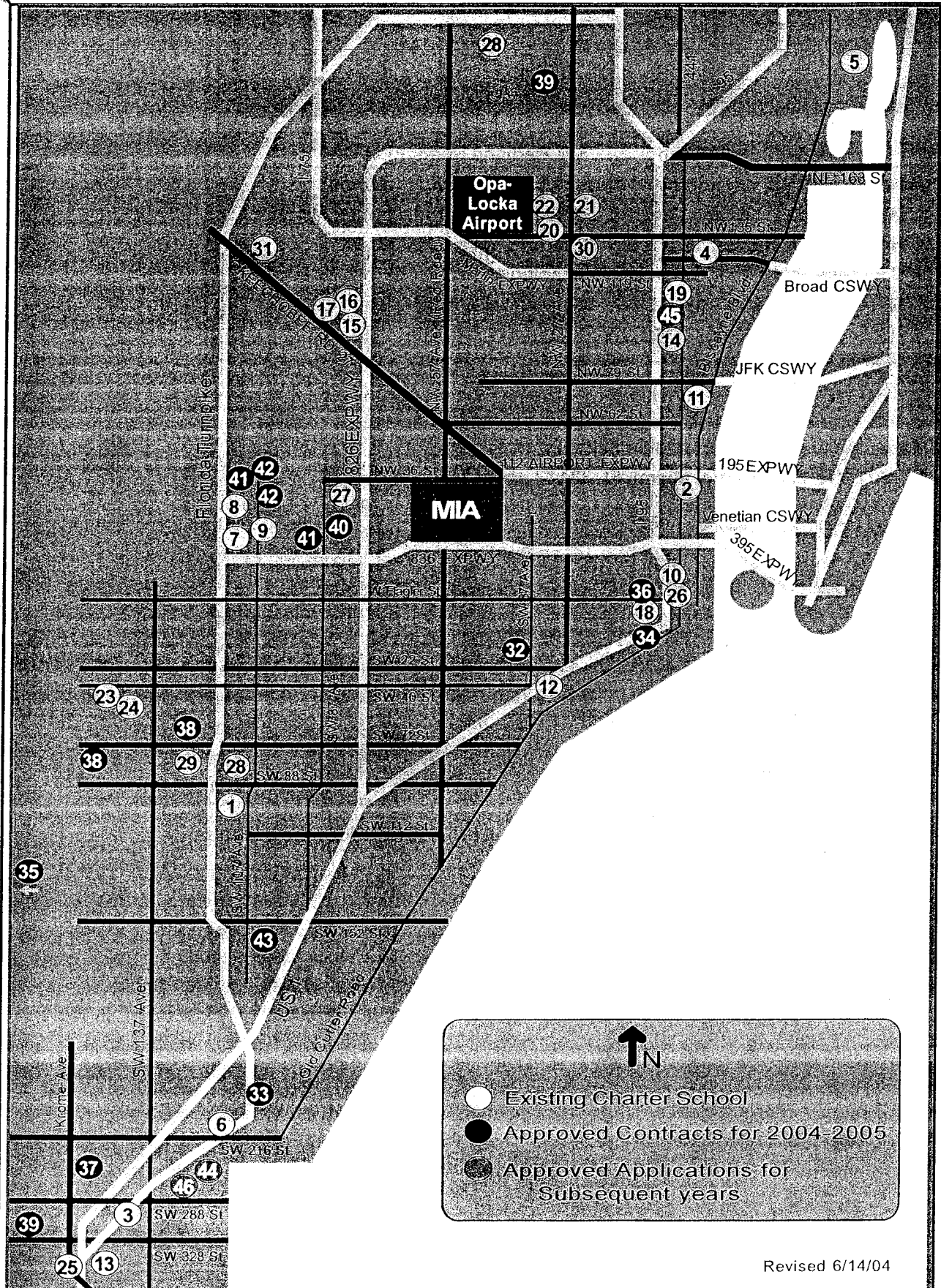
* Locations pending final School Board approval.

Approved Contracts for Subsequent Years

- ㊹ Dr. Joseph Coats Grace Community Charter School, SW 246 Street & 112 Avenue, Miami, FL
- ㊺ Miami Shores Charter Middle/Senior High School, NW 11441 NW Second Avenue,
Miami Shores, FL 33168
- ㊻ Summerville Charter School, SW 246 Street and 117 Avenue, Miami, FL

Approved Applications

- ㊼ Mater Academy South Charter School, Sweetwater area
- ㊽ Mater Gardens Academy Elementary School, Hialeah Gardens area
- ㊾ Mater Gardens Academy Middle School, Hialeah Gardens area
- ㊿ Mater Springs Academy Elementary School (location to be determined)
- ㊰ Mater Springs Academy Middle School (location to be determined)
- ㊱ Miami-Dade Charter Foundation (4 sites - locations to be determined)
- ㊲ North Miami/Florida International University Charter Senior High School, NE 151 St. & Biscayne, North Miami, FL
- ㊳ Sabal Palm Charter High School, Hialeah area
- ㊴ Somerset Academy (6 sites - locations to be determined)
- ㊵ Spirit City Academy (location to be determined)
- ㊶ Sunset Academy (location to be determined)
- ㊷ The City of North Miami/Florida International University Charter School (location to be determined)



Revised 6/14/04

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: ____ / ____ / ____

BY CZAB # _____

RECEIVED
MAY 28 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY 15
DATE RECEIVED STAMP _____

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 04-2-C214-1

Filed in the name of (Applicant) Estates of Biscayne, Inc.

Name of Appellant, if other than applicant same

Address/Location of APPELLANT'S property: North of SW 288 St. bwtween
SW 172 Ave. & 174 Ave.

Application, or part of Application being Appealed (Explanation):

Entire Appealable Application

Appellant (name): Estates of Biscayne, Inc.

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

No evidence, testimony or facts to support the decision.

Denai

Denial of the application was arbitrary.

APPELLANT MUST SIGN THIS PAGE

Date: 27th day of May, year: 2004

Signed

Jeffrey M. Flanagan, Esq.

Print Name

999 Ponce De Leon Blvd, Suite 1000

Mailing Address
Coral Gables, FL 33134

305-444-1500

Phone

305-443-8617

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an
association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

Zip

Telephone Number

Subscribed and Sworn to before me on the 27th day of May, year 2004

Jessica Espinosa
Notary Public



Jessica Espinosa
Commission # DD273053
Expires: Dec. 7, 2007
Aaron Notary
1-800-350-5161

(stamp/seal)

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami - Dade

Before me the undersigned authority, personally appeared Jeffrey M. Flanagan, Esq. (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing
☒ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Zeporia Kettles
Signature

Zeporia Kettles
Print Name

[Signature]
Appellant's signature

JEFFREY M. FLANAGAN
Print Name ATTORNEY FOR APPELLANT

[Signature]
Signature

Davin Diaz
Print Name

Sworn to and subscribed before me on the 27th day of May, year 2004.

Appellant is personally know to me or has produced _____ as identification.



Jessica Espinosa
Commission # DD273053
Expires: Dec. 7, 2007
Aaron Notary
1-800-350-5161

[Signature]
Notary
(Stamp/Seal)

Commission Expires:

RESOLUTION NO. CZAB14-16-04

WHEREAS, ESTATES OF BISCAYNE, INC. applied for the following:

AU & GU to EU-M

SUBJECT PROPERTY: The south ½ of the SE ¼ of the NW ¼ of Section 6, Township 57 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 288 Street and S.W. 172 Avenue, Miami-Dade County, Florida; and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Curtis Lawrence, seconded by Don Jones, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	absent	Curtis Lawrence	aye
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye

Wilbur B. Bell	aye
----------------	-----

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-M be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 11th day of May, 2004.


Hearing No. 04-2-CZ14-1
Is

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

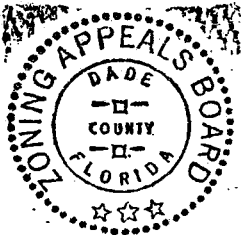
I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-16-04 adopted by said Community Zoning Appeals Board at its meeting held on the 11th day of May 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of May 2004.



Luis Salvat, Deputy Clerk (2678)
Miami-Dade County Department of Planning and Zoning

SEAL



MIAMI-DADE FIRE RESCUE
Planning & Capital Improvements Bureau
ZONING COMMENTS

Hearing Number: 203-222 REV #2

Plans: ☒ Yes ☐ No Request: _____

Location: N of SW 288 St. + W of SW 172nd Ave.

Recommendation: ☒ Approved
☐ Approved with conditions
☐ Approved with no change from previous submittal
☐ Denial
☐ Defer to DIC comments

Estimated number of alarms generated annually by application: 10

If there is an impact, below is the service availability:

Station District 6 Grid 2831 ☒ DUSF 39 Occupancy Type 1

Impact of additional calls on closest station: ☐ No Impact
☐ Minimal Impact
☒ Moderate Impact
☐ Severe Impact

Planned Service to Mitigate:

Service	Location	Year to be Completed
<u>HAFRB</u>	<u>HAFRB Vicinity</u>	<u>2010</u>

☐ None

THIS REVIEW IS FOR SERVICE IMPACT AND SERVICE AVAILABILITY ONLY AND DOES NOT CONSTITUTE NOR IMPLY SITE PLAN APPROVAL.

ALL SITE PLANS MUST BE REVIEWED AND APPROVED BY THE MIAMI-DADE FIRE RESCUE FIRE WATER & ENGINEERING BUREAU LOCATED AT 11805 SW 26 ST. BASED UPON THAT REVIEW, SITE PLANS MAY NEED MODIFICATION TO COMPLY WITH LIFE-SAFETY STANDARDS.

Reviewed by: *Barbara J. Matthews*
Barbara J. Matthews

Phone: (786) 331-4542

Date: 2/25/04
Revised 1/23/04 BJM

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Estates of Biscayne, INC.

APPLICANT

Northwest corner of SW 288 ST and
SW 172 AVE, Miami-Dade County,
Florida

ADDRESS

12/16/2004

DATE

03-222

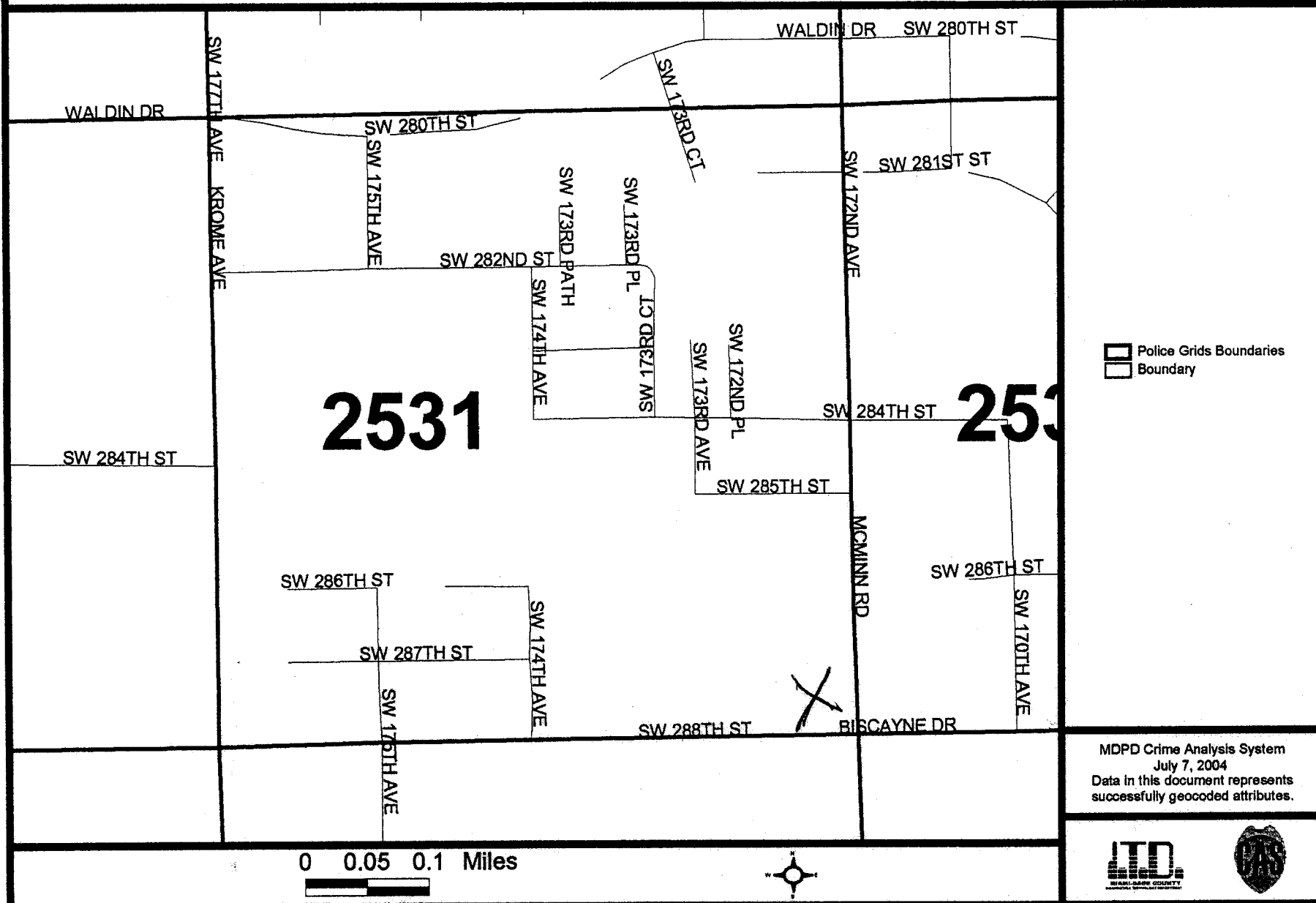
HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of November 22, 2004



Miami-Dade Police Department
Target Area - Police Grid(s): 2531
Estates of Biscayne, Inc.; Hearing # 03-222





Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2531")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ("ALL" in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Grid	Signal Code	Signal Description	Total
2531	13	SPECIAL INFORMATION/ASSIGNM	11
	14	CONDUCT INVESTIGATION	6
	15	MEET AN OFFICER	11
	17	TRAFFIC ACCIDENT	1
	20	TRAFFIC DETAIL	16
	22	AUTO THEFT	3
	25	BURGLAR ALARM RINGING	1
	26	BURGLARY	2
	28	VANDALISM	1
	30	SHOOTING	1
	32	ASSAULT	2
	34	DISTURBANCE	1
	38	SUSPICIOUS PERSON	1
	39	PRISONER	1
Total Signals for Grid 2531 :			58
Total Reported: 49			Total Not Reported: 9

Total for All Grids : 58



Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2531")) and ((Dis.Signal Code in ("13" "14" "15" "16" "17" "18" "19" "20" "21" "22" "23" "24" "25" "26" "27" "28" "29" "30" "31" "32" "33" "34" "35" "36" "37" "38" "39" "40" "41" "42" "43" "44" "45" "46" "47" "48" "49" "50" "51" "52" "53" "54" "55") or ('ALL' in ("13" "14" "15" "16" "17" "18" "19" "20" "21" "22" "23" "24" "25" "26" "27" "28" "29" "30" "31" "32" "33" "34" "35" "36" "37" "38" "39" "40" "41" "42" "43" "44" "45" "46" "47" "48" "49" "50" "51" "52" "53" "54" "55"))) and Common and (Dis.Reporting Agency Code = substring ("030" , 1 , 3))

Grid	Signal Code	Signal Description	Total
2531	13	SPECIAL INFORMATION/ASSIGNM	4
	14	CONDUCT INVESTIGATION	2
	15	MEET AN OFFICER	15
	17	TRAFFIC ACCIDENT	2
	19	TRAFFIC STOP	2
	20	TRAFFIC DETAIL	3
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	8
	32	ASSAULT	1
	34	DISTURBANCE	1
	37	SUSPICIOUS VEHICLE	1
Total Signals for Grid 2531 :			40
Total Reported: 29			Total Not Reported: 11

Total for All Grids : 40



MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Warehouse

YEAR: 2002

Grid(s): 2531

Part I - Crimes	Total Crimes
Grid 2531	
130A - AGGRAVATED ASSAULT	1
230G - SHOPLIFTING ALL OTHERS	1
Grid 2531 TOTAL	2
Total Part I	2



MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Warehouse

YEAR: 2002

Grid(s): 2531

PART II Crimes	Total Crimes
Grid 2531	
2000 - ARSON	1
130B - SIMPLE ASSAULT	1
Grid 2531 TOTAL	2
Total PART II	2

Grand Total: 4

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and (OI.Reporting_Agency_Code = substring ('030', 1, 3)) and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ('2531')



MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

YEAR: 2003

Grid(s): 2531

Part I Crimes	Total Crimes
Grid 2531	
130A - AGGRAVATED ASSAULT	2
230G - SHOPLIFTING ALL OTHERS	1
Grid 2531 TOTAL	3
Total Part I	3

Grand Total: 3

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and (Ol.Reporting Agency Code = substring ("030", 1, 3)) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("2531")

CORPORATION NAME: Estates of Biscayne, Inc.

NAME AND ADDRESS	Percentage of Stock
1000	

100%

5709 NW 158 Street, Miami Lakes, Fl 33014

TRUST/ESTATE NAME: _____

[illegible]

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

[illegible]

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list all purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 4th day of August, 2003 Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)
#DD 054376
COMMISSION EXPIRES November 12, 2005
NOTARY PUBLIC, STATE OF FLORIDA

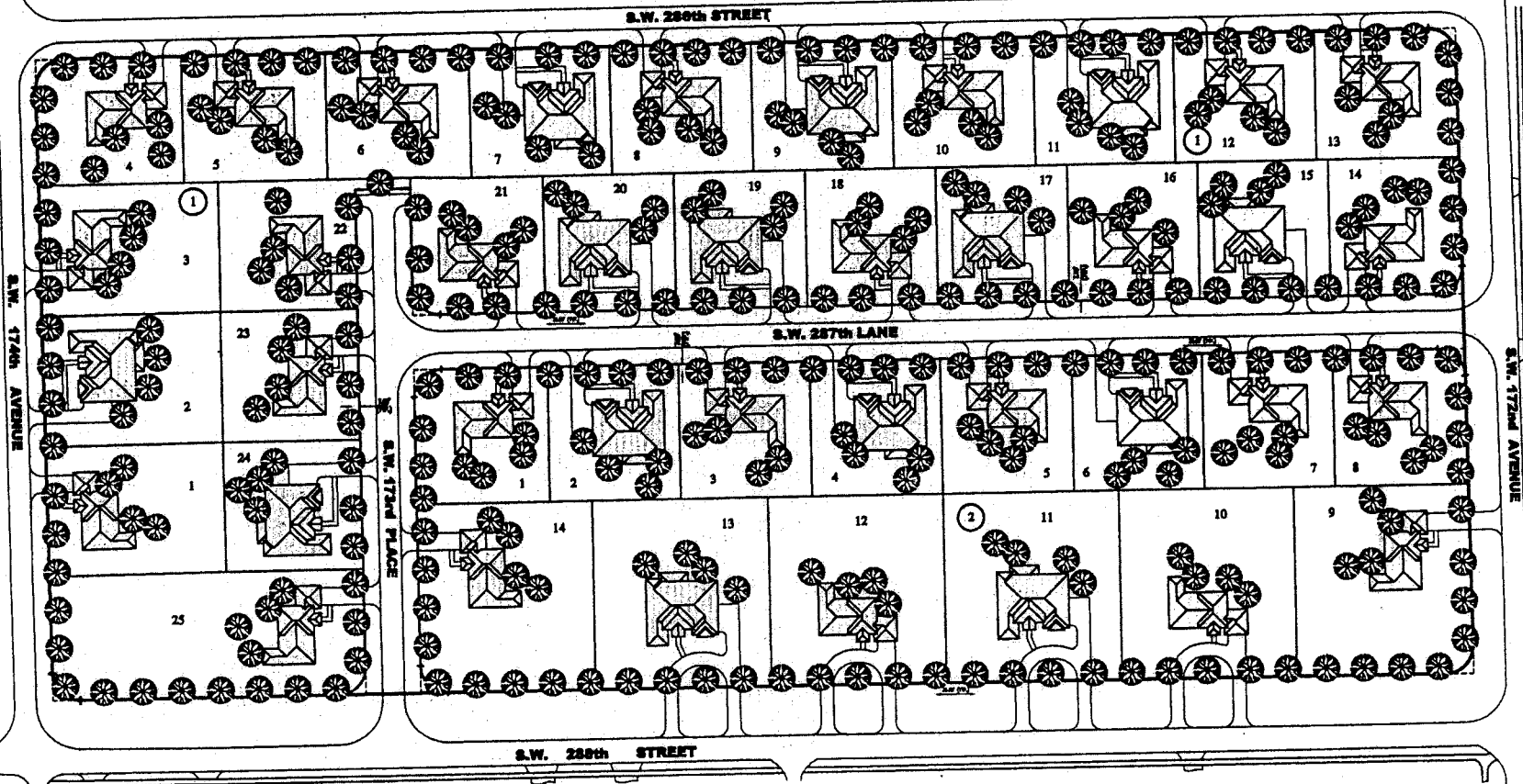
My commission expires _____

*Disclosure shall not be required for: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

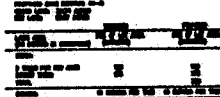


"Estates of Biscayne"

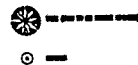
LANDSCAPE PLAN



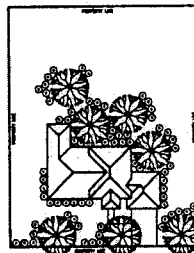
LANDSCAPE LEGEND



TREES



TREE SCHEDULE			
NO.	NAME	SIZE	QTY
1
2
3
SHRUB SCHEDULE			
NO.	NAME	SIZE	QTY
1
2
GRASS COVER (LOW GROWING PLANTS)			
NO.	NAME	SIZE	QTY
1
2
LAKE SCHEDULE			
NO.	NAME	SIZE	QTY
1



TYPICAL LOT DETAIL
(R12)

FORD, AMERSON & BOWLEY, INC.
1800 N.W. 10th Avenue, 2nd Floor
Miami, Florida 33136
PH: (305) 474-0472
FAX: (305) 474-0472
L.A. No. 1007

RECORD OF REVISION	
NO.	DATE
1	12-11-03
2	01-24-04
3	02-11-04
4	02-11-04
5	02-11-04
6	02-11-04
7	02-11-04
8	02-11-04
9	02-11-04
10	02-11-04
11	02-11-04
12	02-11-04
13	02-11-04
14	02-11-04
15	02-11-04
16	02-11-04
17	02-11-04
18	02-11-04
19	02-11-04
20	02-11-04
21	02-11-04
22	02-11-04
23	02-11-04
24	02-11-04
25	02-11-04

ESTATES OF BISCAYNE

LANDSCAPE PLAN

LANDSCAPE PLAN AND LEGEND

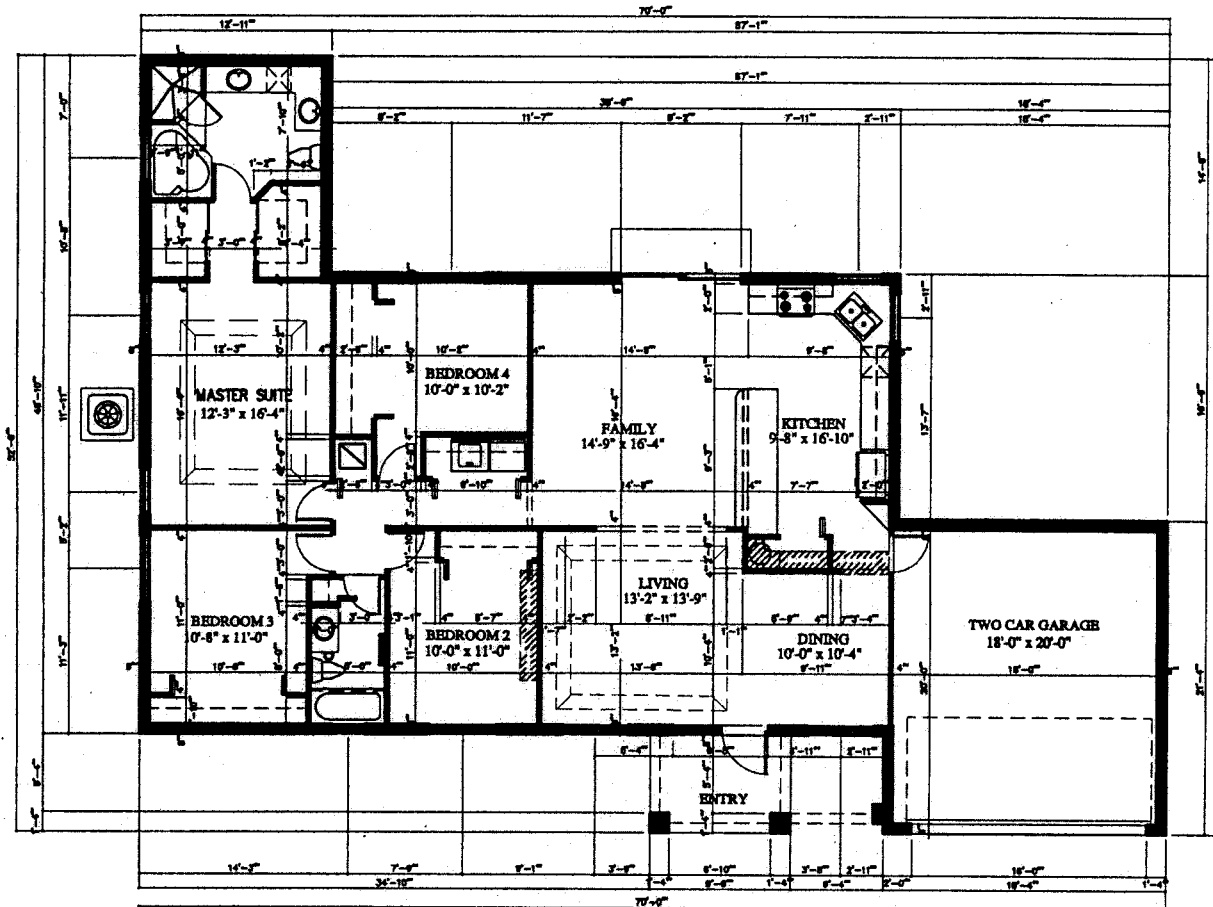
SMITH PROPERTY

DATE: 06-13-2003

03-085-1100

L-1

"Estates of Biscayne"
ARCHITECTURAL PLAN - MODEL "A"



MODEL "A"
FLOOR PLAN
SCALE: 1/4" = 1'-0"

FOR ARCHITECTS & BUILDERS, INC.
1001 N.W. 10th Avenue, 2nd Floor
MIAMI, FLORIDA 33137
PH (305) 474-4071
FAX (305) 474-4088
L.A. No. 0007

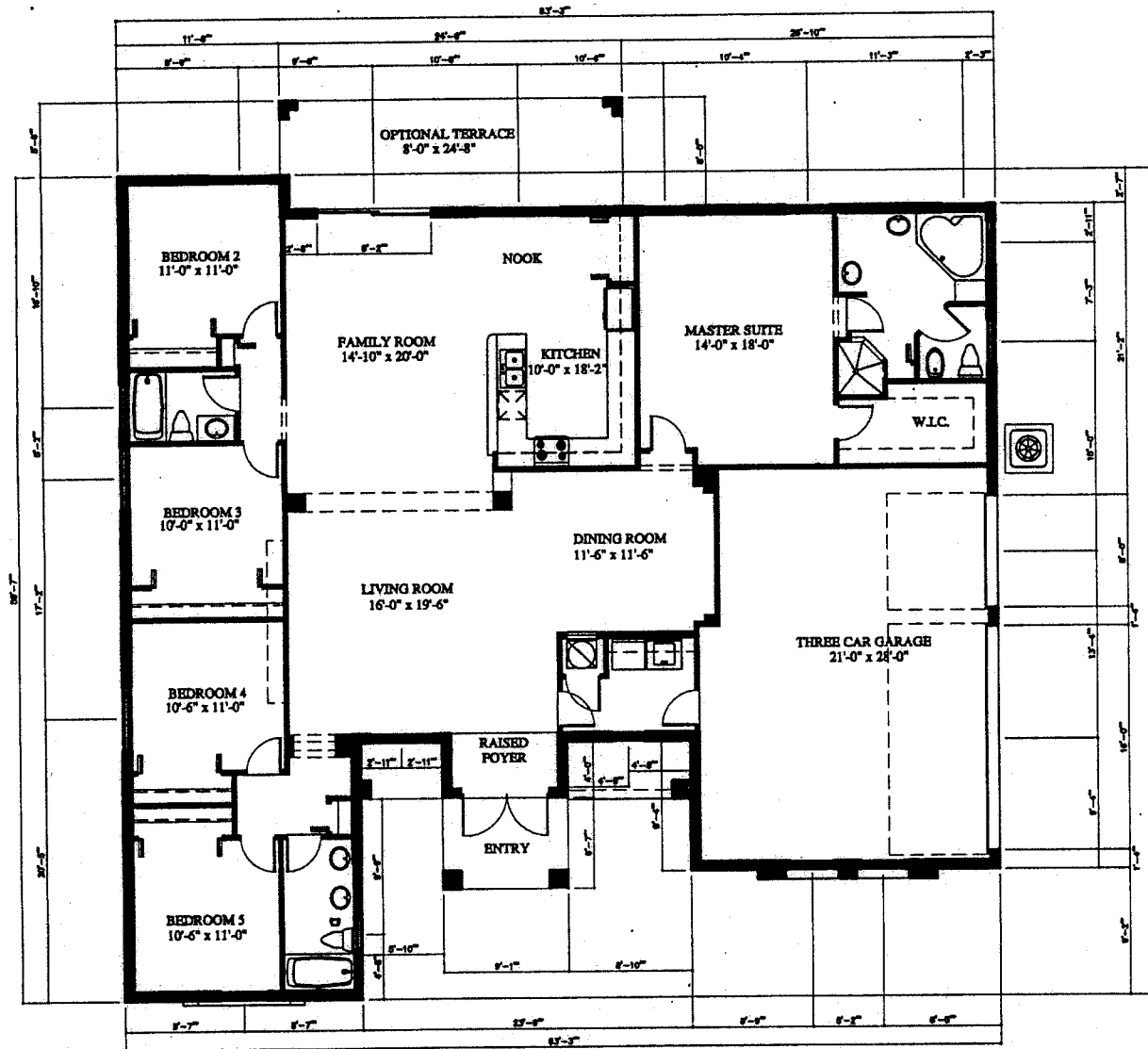
RECORD OF REVISION

NO.	DATE	DESCRIPTION
1	03-15-05	AS SHOWN AND EXISTING / A.S. EXISTING
2	03-15-05	AS SHOWN AND EXISTING / A.S. EXISTING
3	03-15-05	AS SHOWN AND EXISTING / A.S. EXISTING
4	03-15-05	AS SHOWN AND EXISTING / A.S. EXISTING
5	03-15-05	AS SHOWN AND EXISTING / A.S. EXISTING
6	03-15-05	AS SHOWN AND EXISTING / A.S. EXISTING
7	03-15-05	AS SHOWN AND EXISTING / A.S. EXISTING
8	03-15-05	AS SHOWN AND EXISTING / A.S. EXISTING
9	03-15-05	AS SHOWN AND EXISTING / A.S. EXISTING
10	03-15-05	AS SHOWN AND EXISTING / A.S. EXISTING

ESTATES OF BISCAYNE
SITE PLAN
ARCHITECTURAL PLAN - MODEL "A" - FLOOR PLAN
Swamy Property, Inc.
1001 N.W. 10th Avenue, 2nd Floor
MIAMI, FLORIDA 33137

1/4" = 1'-0"
J. L. Lippert
03-15-05
03-085

"Estates of Biscayne" ARCHITECTURAL PLAN - MODEL "B"

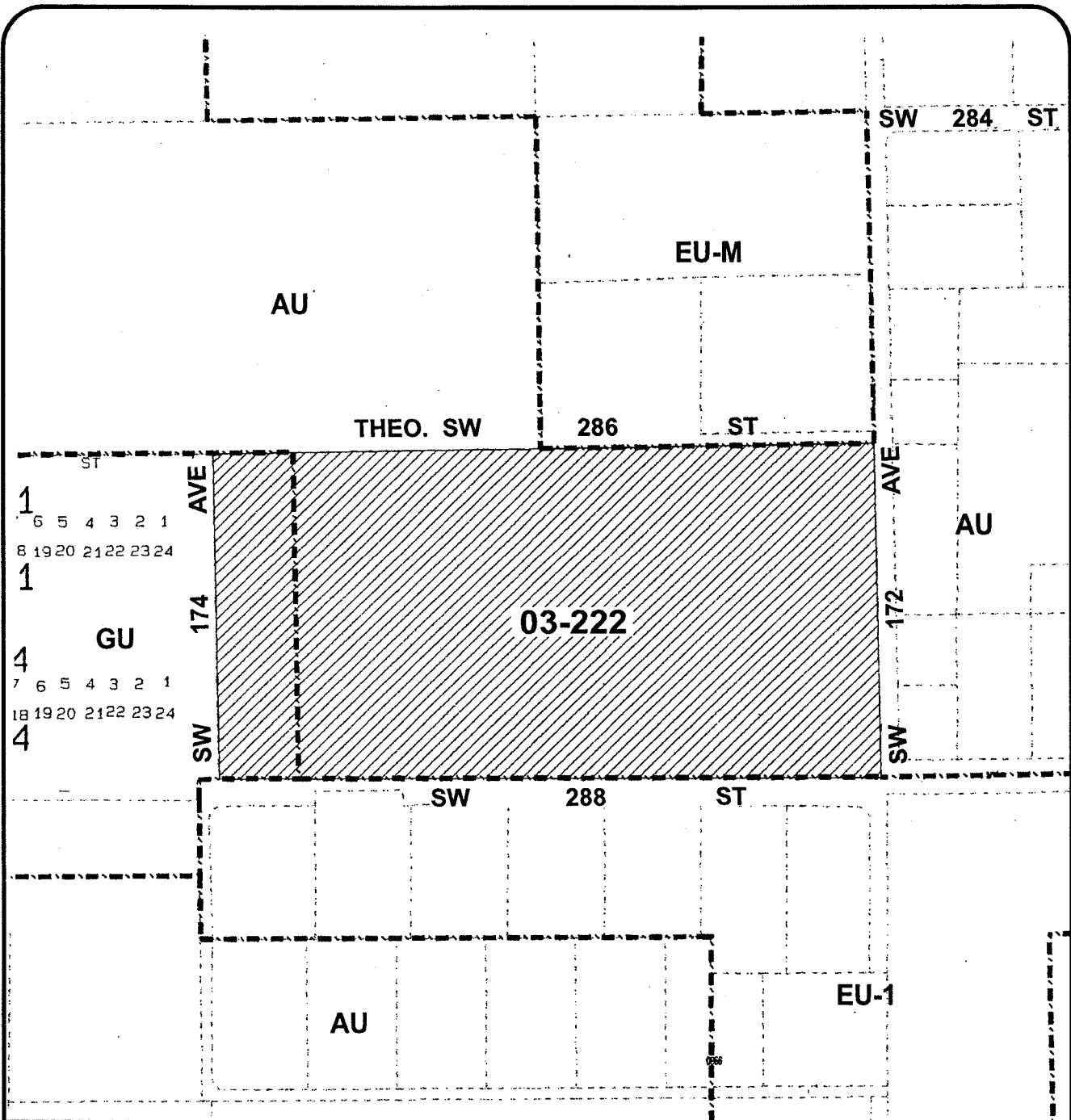


MODEL "B"
FLOOR PLAN
SCALE: 1/4" = 1'-0"



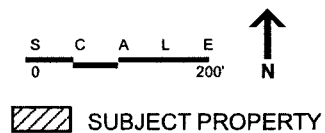
RECORD OF REVISION	
No.	DESCRIPTION
1	AS PER M&C COUNTY / J.A.T. COMMENTS
2	AS PER M&C COUNTY COMMENTS / J.A.T. REVISION TO L.B. SHEET 107

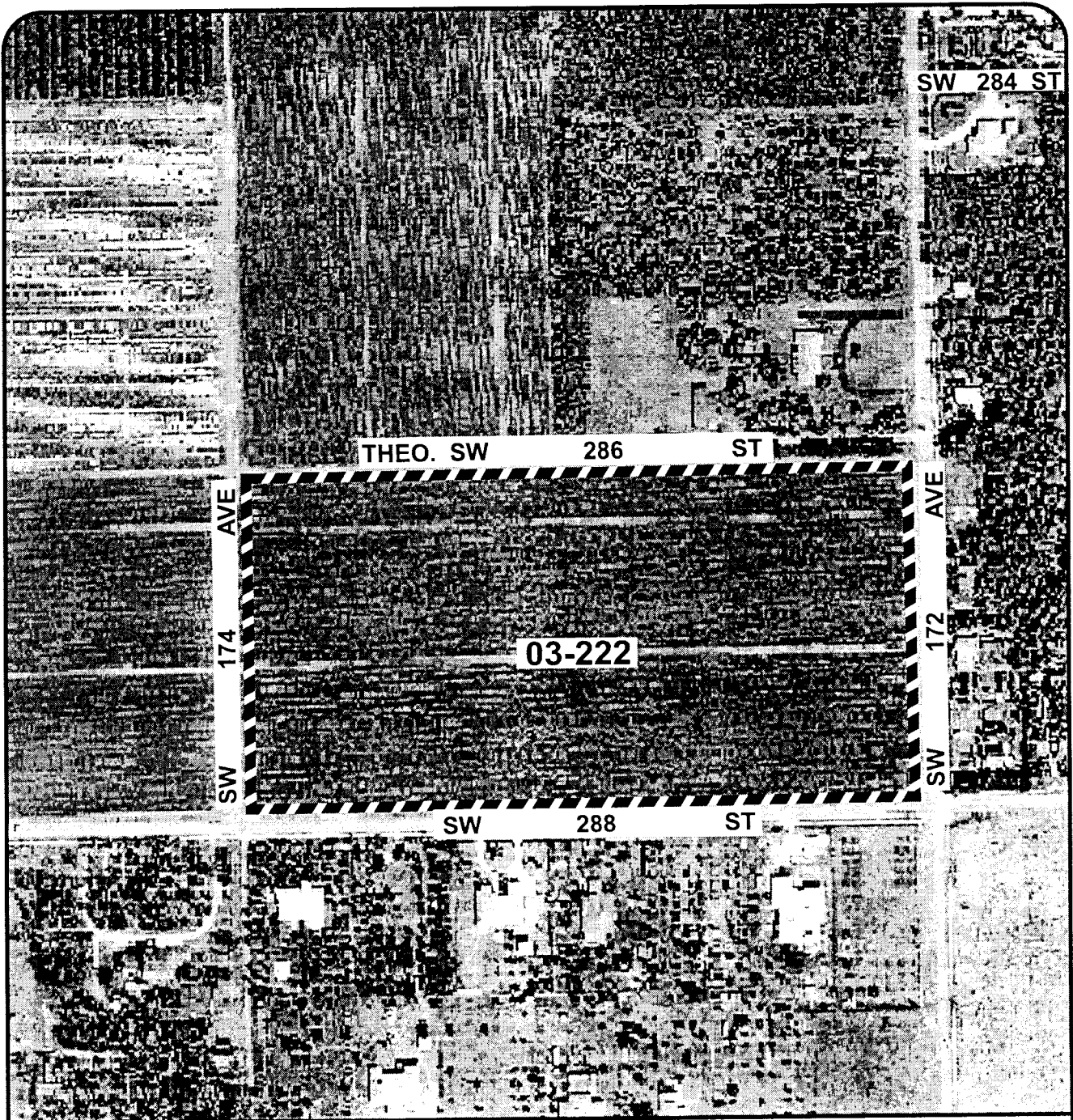
ESTATES OF BISCAYNE	
SITE PLAN	ARCHITECTURAL PLAN - MODEL "B" - FLOOR PLAN
DATE	03-08-05
BY	J. Lopez
CHECKED BY	J. Lopez
DATE	03-08-05
PROJECT NO.	03-085
DESIGNED BY	Swamy Property, Inc.
SCALE	1/4" = 1'-0"



MIAMI-DADE COUNTY HEARING MAP

Section: 06 Township: 57 Range: 39
 Process Number: 03-222
 Applicant: ESTATES OF BISCAVNE, INC.
 District Number: 08
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200'





MIAMI-DADE COUNTY
AERIAL

Section: 06 Township: 57 Range: 39
Process Number: 03-222
Applicant: ESTATES OF BISCAVNE, INC.
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale:

SCALE
0 NTS N



SUBJECT PROPERTY



A. ESTATES OF BISCAYNE, INC.
(Applicant)

04-2-CZ14-1 (03-222)
BCC/District 8
Hearing Date: 10/7/04

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐/ lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

DATE: 7/29/2004

#Z-

APPLICANT: 1. ESTATES OF BISCAYNE, INC.
(04-2-CZ14-1/03-222)

MOTION: to defer the application to October 7, 2004.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Diaz				X
Ferguson		X		
Heyman		X		
Martinez				X
Morales				X
Moss		X		
Rolle		X		
Seijas		X		
Sorenson	M	X		
Sosa	S	X		
Souto				X
Chair Carey-Shuler		X		
TOTAL		8	0	5

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: ESTATES OF BISCAYNE, INC

REPRESENTATIVE(S): Jeffrey Flanagan

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-2-CZ14-1 (03-222)	APRIL 14, 2004	CZAB14- -04

REQUESTS: AU & GU to EU-M

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> Entire Application	<input type="checkbox"/> ITEMS _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>May 11, 2004</u> <input type="checkbox"/> W/Leave To Amend
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH STD. CONDITIONS	
<input type="checkbox"/> OTHER:		

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			<input checked="" type="checkbox"/>
MS.		Mabel G. DIJKSTRA			<input checked="" type="checkbox"/>
VICE-CHAIRMAN	S	Don JONES	<input checked="" type="checkbox"/>		
MR.	M	Curtis LAWRENCE (C.A.)	<input checked="" type="checkbox"/>		
MR.		Charlie MCGAREY		<input checked="" type="checkbox"/>	
DR.		Patricia WADE		<input checked="" type="checkbox"/>	
CHAIRMAN		Wilbur B. BELL	<input checked="" type="checkbox"/>		

VOTE: 3 to 2

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Tom Robertson

MIAMI-DADE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT ZONING APPEALS BOARD AREA 14
MOTION SLIP

APPLICANT'S NAME: ESTATES OF BISCAYNE, INC.

REPRESENTATIVE(S): Paul Milton

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-2-CZ14-1 (03-222)	FEBRUARY 11, 2004	CZAB14- -04

REQUESTS: AU & GU to EU-M

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> Entire Application	<input type="checkbox"/> ITEMS _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>April 14, 2004</u> <input type="checkbox"/> W/Leave To Amend
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH STD. CONDITIONS	
<input type="checkbox"/> OTHER:		

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER	/		
MS.		Mabel G. DIJKSTRA	/		
VICE-CHAIRMAN		Don JONES	/		
MR.	S	Curtis LAWRENCE (C.A.)	/		
MR.		Charlie MCGAREY	/		
DR.	M	Patricia WADE	/		
CHAIRMAN		Wilbur B. BELL	/		

VOTE: 7 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Ron Bernstein

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Estates of Biscayne, Inc.

PH: Z03-222 (04-2-CZ14-1)

SECTION: 6-57-39

DATE: October 7, 2004

COMMISSION DISTRICT: 8

ITEM NO.: A

A. INTRODUCTION

o **REQUEST:**

Estates of Biscayne, Inc. is appealing the decision of Community Zoning Appeals Board #14 which denied the following:

AU & GU to EU-M.

o **SUMMARY OF REQUEST:**

The applicant is appealing the decision of Community Zoning Appeals Board #14 which denied without prejudice a request to rezone the subject property from AU, Agricultural District and GU, Interim District, to EU-M, Estate Modified District.

o **LOCATION:**

The northwest corner of S.W. 288 Street & theoretical S.W. 172 Avenue, Miami-Dade County, Florida.

o **SIZE:** 20.74 acres.

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **estate density residential**. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.

2. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida (Land Use Element, page I-62).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU & GU; vacant	Residential, estate density, 1 to 2.5 dua
<u>Surrounding Properties:</u>	
NORTH: AU & EU-M; vacant and single family residences	Residential, estate density, 1 to 2.5 dua
SOUTH: EU-1; single family residences and vacant	Residential, estate density, 1 to 2.5 dua
EAST: AU; single family residences	Residential, estate density, 1 to 2.5 dua
WEST: GU; vacant	Residential, estate density, 1 to 2.5 dua

The subject property is primarily zoned AU, and is located in a square mile section which has traditionally been agriculturally utilized. Said section is now, however designated by the Comprehensive Development Master Plan (CDMP) for estate density residential use and is gradually transitioning to estate density residential uses.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	Acceptable
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable

Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In accordance with Section 33-311 of the Code, the Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	23 Students

*Subject to the conditions stated in their memoranda.

H. ANALYSIS:

This application was deferred from the July 29, 2004 meeting of the Board of County Commissioners. The applicant is appealing the decision of Community Zoning Appeals Board 14 which, on May 11, 2004, denied without prejudice a request to rezone the subject property from AU, Agricultural District and GU, Interim District, to EU-M, Estate Modified District by a vote of 5 – 0. Staff notes that the CDMP states that all existing zoning and uses are consistent with the CDMP. As such, the Board's decision to retain the existing AU and GU zoning on the site is consistent with the CDMP. The property is located at the northwest corner of S.W. 288 Street and S.W. 172 Avenue, Miami-Dade County, Florida. The applicant states in the appeal form that Community Zoning Appeals Board 14 had no evidence, testimony, or facts to support its decision and that its denial of the application was arbitrary.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has stated that this application meets traffic concurrency criteria for an initial development order. This application will generate **46 PM daily peak hour vehicle trips**, which will not exceed the acceptable levels of service of nearby roadways, which are "A", "B", "C", and "D". The **Public Works Department** has **no objections** to this application. **Miami-Dade Public Schools** has determined that the approval of this application would result in a student population of 10 Elementary School students, 6 Middle School students, and 7 Senior High School students, for a total of 23 students. Said increase in school population would increase the FISH (Florida Inventory of School Houses) utilization of Avocado Elementary School, Homestead Middle School, and South Dade Senior High School to 138%, 124%, and 120 %, respectively. The District met with the applicant on December 4, 2003, and on February 2, 2004, to discuss the impact of the proposed development on public schools. The District has stated that the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation over and above impact fees.

This application would permit the applicant to provide additional housing for the community. The Master plan, which designates this site for Estate Density residential use, would permit a maximum density of 2.5 units per gross acre for a maximum of 51 residential units. EU-M requires a minimum lot area of 15,000 square feet, at a density of 2.42 units per acre, or a maximum of 50 residential units on this parcel. If the applicant purchases Severable Use Rights (SURs) the minimum lot area permitted would be 12,500 square feet.

The subject property is primarily zoned AU, with its westerly minor portion being zoned GU, and is located in a square mile section which has traditionally been agriculturally utilized. Said section is designated by the Comprehensive Development Master Plan (CDMP) for estate density residential use and is gradually transitioning to estate density residential uses. The GU zoned land to the west of the subject property is vacant. The AU zoned land which abuts approximately the west half of the northern border of the subject parcel is also vacant. The EU-M zoned land which abuts approximately the east half of the north border of the subject site is developed with two single family residences. The AU zoned land to the east of the subject property is developed with three (3) single family residences. Four (4) of the seven (7) lots to the south of the subject property, which are zoned EU-1, are developed with single family residences. The applicant worked with staff and submitted plans which indicate the development of the property with 39 single family residences at a density of 1.88 units per gross acre. This number of proposed units is consistent with the Land Use Plan (LUP) map estate density designation. The plans have been designed with particular sensitivity to the existing EU-1 lots to the south. These plans indicate the development of the southern portion of the subject property with seven (7) lots, which is an exact match with the neighboring seven (7) EU-1 lots to the south. The applicant has indicated that a covenant will be proffered to tie the development to the aforementioned plans.

The requested zone change to EU-M and the number of units proposed by the applicant are **consistent** with the LUP map's estate density designation. The revised plans represent a harmonious blending of proposed residences with existing residences in the vicinity and are, therefore, **compatible** with the surrounding area. Accordingly, staff

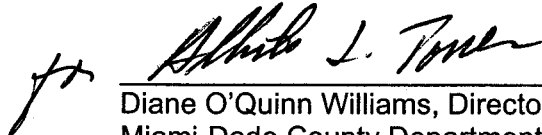
recommends the approval of the appeal and of this application to re-zone the subject property to EU-M, subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

Approval of the appeal and the application for rezoning to EU-M, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED: 01/22/04
DATE TYPED: 01/22/04
DATE REVISED: 01/30/04, 02/04/04, 03/15/04, 3/31/04, 04/16/04, 06/24/04, 07/07/04,
09/07/04
DATE FINALIZED: 09/07/04
DO'QW:AJT:MTF:DBM



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

TO: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

RECEIVED
AUG 27 2003

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DATE: August 20, 2003

SUBJECT: #Z2003000222
Estates of Biscayne, Inc.
NW corner of SW 288th Street and SW
172nd Avenue
DBC from AU and GU to EU-M
(AU/GU) (20 Ac.)
06-57-39

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

The closest public water main is located approximately 2,400 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public water; therefore DERM shall require connection to the public water supply system.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 3,600 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sewers; therefore, DERM shall require that any development on the site be connected to the public sanitary sewer system.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an

interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply.

wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Estates of Biscayne, Inc.

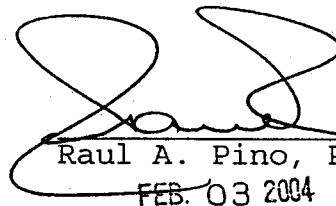
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **46 PM** daily peak hour vehicle trips. The traffic distributions of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	A	A
9862	SW 167 Ave. s/o SW 216 St.	C	C
9932	SW 288 St. w/o US-1	D	D
9936	SW 296 St. w/o US-1	B	B
9938	SW 296 St. e/o SW 197 Ave.	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.


Raul A. Pino, P.L.S.
FEB. 03 2004

Date



Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

February 23, 2004

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

**Superintendent
of Schools**
Merrett R. Stierheim

Re: Estates of Biscayne, Inc. - Application No. 03-222 (CC14)
Northwest corner of SW 288 Street and 172 Avenue
Updated

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Avocado Elementary School, Homestead Middle School and South Dade Senior High School currently operating at 136%, 123% and 119% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Avocado Elementary School, Homestead Middle School and South Dade Senior High School to 138%, 124% and 120%, respectively (please see enclosed analysis).

Pursuant to the Interlocal, the District met with the applicant on December 4, 2003 and February 2, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Ms. Maria Teresa-Fojo
February 23, 2004
Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

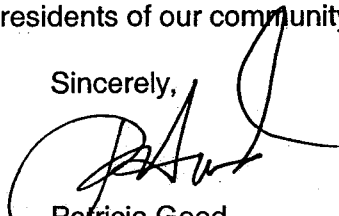
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 39-unit development is estimated to generate approximately \$95,472 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-2215
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Paul Bilton

**UPDATED
SCHOOL IMPACT REVIEW ANALYSIS**

APPLICATION: No. 03-222, Estates of Biscayne, Inc. (CC14)

REQUEST: Zone change from AU & GU to EU-M (2.5 units/acre)

ACRES: 20 acres

LOCATION: Northwest corner of SW 288 Street and SW 172 Avenue

UNITS: 35 additional units (4 units currently permitted under existing zoning classification, for a total of 39 units)

**ESTIMATED
STUDENT
POPULATION:** 23 students*

ELEMENTARY: 10

MIDDLE: 6

SENIOR: 7

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Avocado Elementary - 16969 SW 294 St.

MIDDLE: Homestead Middle - 650 NW 2 Ave.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

All schools are located in Access Center 6

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Avocado Elem	913/ 923*	591	154%/ 156%*	78	136%/ 138%*
Homestead Middle	1311/ 1317*	997	131%/ 132%*	67	123%/ 124%*
South Dade Sr.	2716/ 2723*	1821	149%/ 150%*	454	119%/ 120%*

* includes proposed development

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2003:

Avocado Elementary:

Access to computers:	In each classroom and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	"A" school and Youth Crime Watch School of the Year
Special Programs:	Before/After School Care and Enrichment Classes
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	Media Center
Teachers required to float/travel:	Art, Music, ESOL, Spanish S/SL and CCHL

Homestead Middle:

Access to computers:

In special computer labs and media center

Capital Improvements in the past school year:

None

Recognition for Academic Achievement:

Silver Award

Special Programs:

Tutoring

Lunch schedule:

Begins at 11:19 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium

Teachers required to float/travel:

Language Arts, ESOL, Math, Science and Geography

South Dade Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements in the past school year:

Media Center

Recognition for Academic Achievement:

FL School Recognition Program

Special Programs:

Vocational Classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

Storage Room, Math Office, Little Theater, Teacher's Lounge, Wrestling Room and Science Office

Teachers required to float/travel:

Spanish, History, Science, Social Studies Math, Business, English, Economics and Electives

PLANNED RELIEF SCHOOLS IN THE AREA (information as of February 2004):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Addition @ Avocado Elem. (275 student stations)	Planning	December 2005
State School "SS1" (Redland and Homestead Middle School Relief) (1506 student stations)	Planning	May 2007
State School "CCC1" (South Dade Sr. High School Replacement) (1445 additional student stations)	Planning	February 2008
State School "TTT" (unfunded) (South Dade, Homestead and Southridge Sr. High School Relief) (3599 student stations)	Feasibility Study (Funded)	

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$134,159.

CAPITAL COSTS: Based on the State's February-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	10	x	\$ 13,380	=	\$ 133,800
MIDDLE	6	x	\$ 15,340	=	\$ 92,040
SENIOR	7	x	\$ 20,300	=	\$ 142,100
Total Potential Capital Cost					\$ 367,940

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

	Applicant Name & Number	Location/Address	Units/Students	Schools	Board District(s) / Region(s)	Community Council Date	Approved/Board/Community
1	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 Def.-3/18/04	PENDING
8	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

16	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	PERRY KAYE, TRUSTEE #00-446	Btwrt SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	BCG PARTNERS, LLC #02-368	SEC of SW 192 Ave. and SW 304 St.	50 Units/ 32 Students	REDONDO ELEM-15 HOMESTEAD MID-8 SOUTH DADE SR-9	9/6 9/6 7/6	CC14 9/11/03	DENIED
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
25	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def. 4/14/04	PENDING

Note: There are two applications that are pending which would generate 56 students.

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS RECEIVING SERVICES	CUMULATIVE OF ALL STUDENT POPULATION	STUDENT STATIONS SERVED	RECEIVABLE STATIONS	CUMULATIVE PERCENTAGE RECEIVABLE
AVOCADO ELEM	913	11	924	591	78	138%
CARIBBEAN ELEM	903	74	977	907	24	105%
LEISURE CITY ELEMID	1808	6	1814	899	67	188%
MIAMI HEIGHTS ELEM	1237	17	1254	256	158	303%
REDLAND ELEM	1102	42	1144	857	0	133%
REDONDO ELEM	719	2	721	597	0	0%
SOUTH MIAMI HEIGHTS ELEM	753	110	863	798	71	99%
ELEMENTARY TOTALS	7,136	262	7,997	3,602	265	139%
HOMESTEAD MID	1311	6	1317	997	67	124%
LEISURE CITY ELEMID	1808	4	1812	899	67	188%
MAYS MID	1114	87	1201	957	45	120%
REDLAND MID	1736	22	1758	1144	25	150%
MIDDLE TOTALS	5,969	119	6,088	3,997	204	119%
MIAMI SOUTHRIDGE SR	3857	76	3933	2670	309	132%
SOUTH DADE SR	2716	35	2751	1821	454	121%
SENIOR HIGH TOTALS	6,573	111	6,684	4,491	763	124%

TOTAL	19977	492	20469	13393	1365	139%
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21

**CHARTER SCHOOLS
2002-2003**

REV. 6-12-03

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	267	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

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Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

• Grade levels for school year 2002-2003

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

(Rev. 3/21/03)

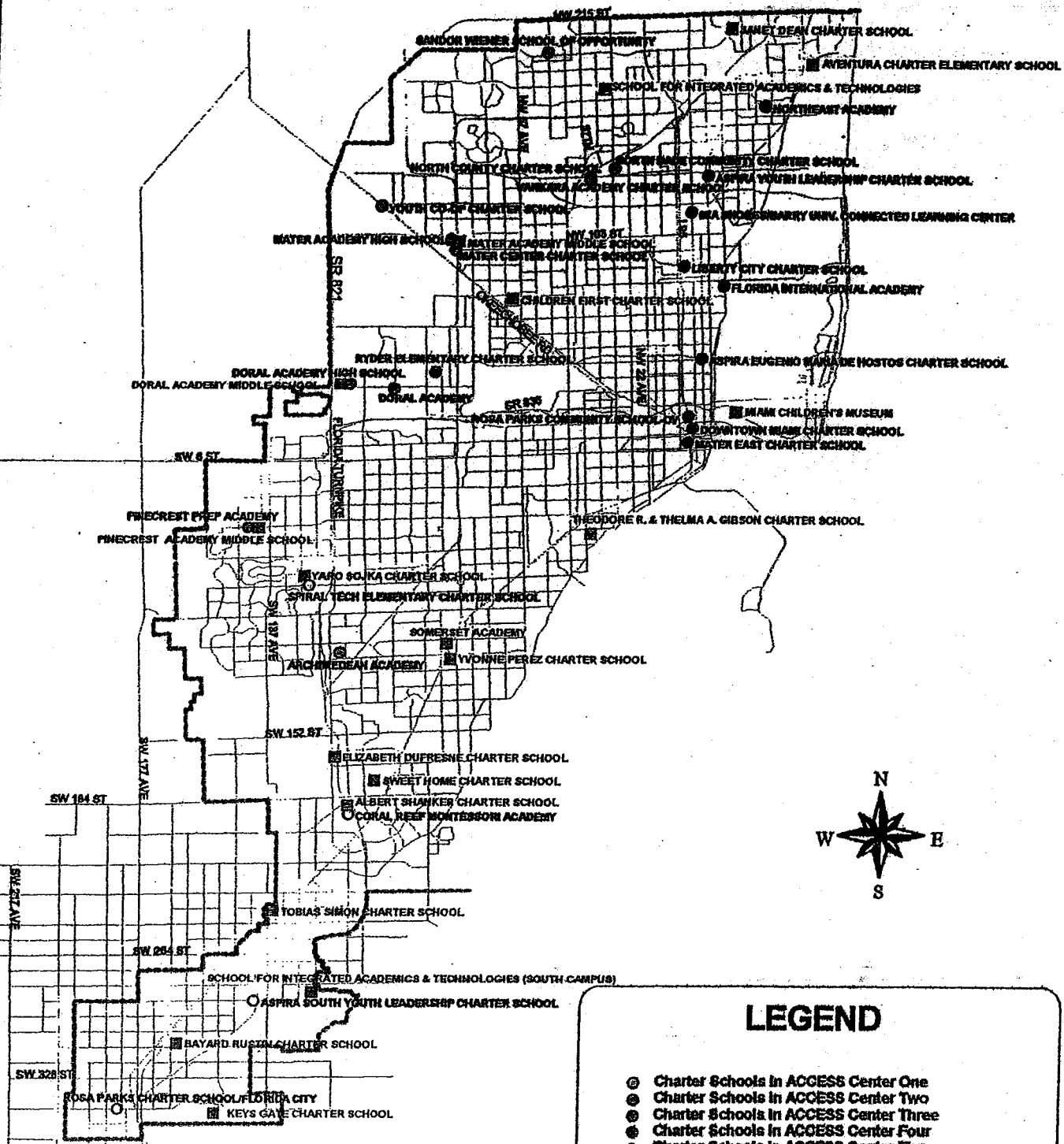
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	I
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	II
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	II
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	III
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	575	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	IV

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. & 164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year -- the permanent location will be at SW 180 Street & 107 Ave.

Applications approved during subsequent years		
Charter School	Number of Schools	Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	1	750
Coral Gables Community Charter School	1	600
Miami-Dade Charter Foundation	6	5,400
Miami-Dade Charter Schools, Inc.	2	3,200
Miami-Shores Charter High School	1	600
Somerset Academy	8	8,600
Balere Language Academy	1	450
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School (West Hialeah Academy)	1	800
Charter Academy of Excellence	1	600
Total applications: 14	27	24,150

Charter Schools by ACCESS Center



PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: ____ / ____ / ____

BY CZAB # _____

RECEIVED
MAY 28 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____
DATE RECEIVED STAMP _____

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 04-2-C214-1

Filed in the name of (Applicant) Estates of Biscayne, Inc.

Name of Appellant, if other than applicant same

Address/Location of APPELLANT'S property: North of SW 288 St. between
SW 172 Ave. & 174 Ave.

Application, or part of Application being Appealed (Explanation):
Entire Appealable Application

Appellant (name): Estates of Biscayne, Inc.

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

No evidence, testimony or facts to support the decision.

Denai

Denial of the application was arbitrary.

APPELLANT MUST SIGN THIS PAGE

Date: 27th day of May, year: 2004

Signed

Jeffrey M. Flanagan, Esq.

Print Name

999 Ponce De Leon Blvd, Suite 1000

Coral Gables, FL 33134

Mailing Address

305-444-1500

Phone

805-443-8617

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an
association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

Zip

Telephone Number

Subscribed and Sworn to before me on the 27th day of May, year 2004

Jessica Espinosa
Notary Public



Jessica Espinosa
Commission # DD273053
Expires: Dec. 7, 2007
Aaron Notary
1-800-350-5161

(stamp/seal)

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami - Dade

Before me the undersigned authority, personally appeared Jeffrey M. Flanagan, Esq. (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing
☒ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Zeporia Kettles
Signature

Zeporia Kettles
Print Name

[Signature]
Signature

Davin Diaz
Print Name

[Signature]
Appellant's signature

JEFFREY M. FLANAGAN
Print Name ATTORNEY FOR APPELLANT

Sworn to and subscribed before me on the 27th day of May, year 2004.

Appellant is personally know to me or has produced _____ as identification.



Jessica Espinosa
Commission # DD273053
Expires: Dec. 7, 2007
Aaron Notary
1-800-350-5161

[Signature]
Notary
(Stamp/Seal)

Commission Expires:

RESOLUTION NO. CZAB14-16-04

WHEREAS, **ESTATES OF BISCAYNE, INC.** applied for the following:

AU & GU to EU-M

SUBJECT PROPERTY: The south ½ of the SE ¼ of the NW ¼ of Section 6, Township 57 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 288 Street and S.W. 172 Avenue, Miami-Dade County, Florida; and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Curtis Lawrence, seconded by Don Jones, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	absent	Curtis Lawrence	aye
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye

Wilbur B. Bell	aye
----------------	-----

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-M be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 11th day of May, 2004.

Hearing No. 04-2-CZ14-1

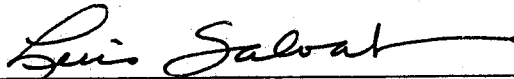
Is

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

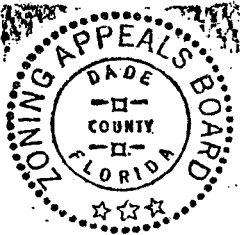
I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-16-04 adopted by said Community Zoning Appeals Board at its meeting held on the 11th day of May 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of May 2004.



Luis Salvat, Deputy Clerk (2678)
Miami-Dade County Department of Planning and Zoning

SEAL



MIAMI-DADE FIRE RESCUE
Planning & Capital Improvements Bureau
ZONING COMMENTS

Hearing Number: 203-222 REV #2

Plans: ☒ Yes ☐ No Request: _____

Location: N of SW 288 St. + W of SW 172nd Ave.

Recommendation: ☒ Approved _____
☐ Approved with conditions _____
☐ Approved with no change from previous submittal _____
☐ Denial _____
☐ Defer to DIC comments _____

Estimated number of alarms generated annually by application: 10

If there is an impact, below is the service availability:

Station District 6 Grid 2831 (D)USF 39 Occupancy Type 1

Impact of additional calls on closest station: ☐ No Impact
☐ Minimal Impact
☒ Moderate Impact
☐ Severe Impact

Planned Service to Mitigate:

Service	Location	Year to be Completed
<u>HAFRB</u>	<u>HAFRB Vicinity</u>	<u>2010</u>

☐ None

THIS REVIEW IS FOR SERVICE IMPACT AND SERVICE AVAILABILITY ONLY AND DOES NOT CONSTITUTE NOR IMPLY SITE PLAN APPROVAL.

ALL SITE PLANS MUST BE REVIEWED AND APPROVED BY THE MIAMI-DADE FIRE RESCUE FIRE WATER & ENGINEERING BUREAU LOCATED AT 11805 SW 26 ST. BASED UPON THAT REVIEW, SITE PLANS MAY NEED MODIFICATION TO COMPLY WITH LIFE-SAFETY STANDARDS.

Reviewed by: *Barbara J. Matthews*
Barbara J. Matthews

Phone: (786) 331-4542

Date: 2/25/04
Revised 1/23/04 BJM

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Estates of Biscayne, INC.

Northwest corner of SW 288 ST and
SW 172 AVE, Miami-Dade County,
Florida

APPLICANT

ADDRESS

10/07/2004

03-222

DATE

HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of July 1, 2004

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2531")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Grid	Signal Code	Signal Description	Total
2531	13	SPECIAL INFORMATION/ASSIGNM	11
	14	CONDUCT INVESTIGATION	6
	15	MEET AN OFFICER	11
	17	TRAFFIC ACCIDENT	1
	20	TRAFFIC DETAIL	16
	22	AUTO THEFT	3
	25	BURGLAR ALARM RINGING	1
	26	BURGLARY	2
	28	VANDALISM	1
	30	SHOOTING	1
	32	ASSAULT	2
	34	DISTURBANCE	1
	38	SUSPICIOUS PERSON	1
	39	PRISONER	1
Total Signals for Grid 2531 :			58
Total Reported: 49			Total Not Reported: 9

Total for All Grids : 58



Miami-Dade Police Department **Summarized Grid Information By Signal** **For 2003-01-01 Thru 2003-12-31**

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2531")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Grid	Signal Code	Signal Description	Total
2531	13	SPECIAL INFORMATION/ASSIGNM	4
	14	CONDUCT INVESTIGATION	2
	15	MEET AN OFFICER	15
	17	TRAFFIC ACCIDENT	2
	19	TRAFFIC STOP	2
	20	TRAFFIC DETAIL	3
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	8
	32	ASSAULT	1
	34	DISTURBANCE	1
	37	SUSPICIOUS VEHICLE	1
Total Signals for Grid 2531 :			40
Total Reported: 29			Total Not Reported: 11

Total for All Grids : 40



MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Warehouse

YEAR: 2002

Grid(s): 2531

Part I Crimes	Total Crimes
Grid 2531	
130A - AGGRAVATED ASSAULT	1
230G - SHOPLIFTING ALL OTHERS	1
Grid 2531 TOTAL	2
Total Part I	2

40



MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Warehouse

YEAR: 2002

Grid(s): 2531

PART II - Crimes	Total Crimes
Grid 2531	
2000 - ARSON	1
130B - SIMPLE ASSAULT	1
Grid 2531 TOTAL	2
Total PART II	2

Grand Total: 4

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and (Ol.Reporting Agency Code = substring ("030", 1, 3)) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("2531")



MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

YEAR: 2003

Grid(s): 2531

Part I Crimes	Total Crimes
Grid 2531	
130A - AGGRAVATED ASSAULT	2
230G - SHOPLIFTING ALL OTHERS	1
Grid 2531 TOTAL	3
Total Part I	3

Grand Total: 3

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and (Ol.Reporting Agency Code = substring ("030", 1, 3)) and Ol.Aoa Agency Code = "000" and Ol.Clearance Type Description <> "UNFOUNDED" and Ol.Report Written YN = "Y" and Ol.Grid In ("2531")

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Estates of Biscayne, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Lewis V. Swezy</u>	<u>100%</u>
<u>5709 NW 158 Street, Miami Lakes, Fl 33014</u>	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

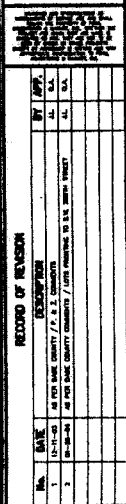
Signature: _____
(Applicant)

Sworn to and subscribed before me this 4th day of August, 2003 Affiant is personally known to me or has produced _____ as identification.

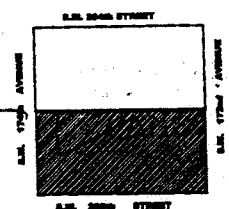
Russel Castillo
(Notary Public)
#DD 054376
COMMISSION EXPIRES November 12, 2015
NOTARY PUBLIC, STATE OF FLORIDA

My commission expires _____

*Disclosure shall not be required for any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.




	SITE A	SITE P1	SWEZY	SWIFT SITE
	WET & FROSTED	WET AND	DRAIN	WATER DAMAGE
DATE	APRIL 2008			
COUNT NO.	11			
USE CATEGORY NO.	<input type="checkbox"/>			
COUNT CATEGORY				
AGE	06-13-2003			
COUNT ID	03-085-1100			
NOTE	1			



LOCATION MAP:
SCALE: 1"=300'
1/2 OF N.E. 1/4 SECTION 08-

003-222
2004



3

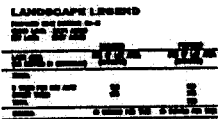
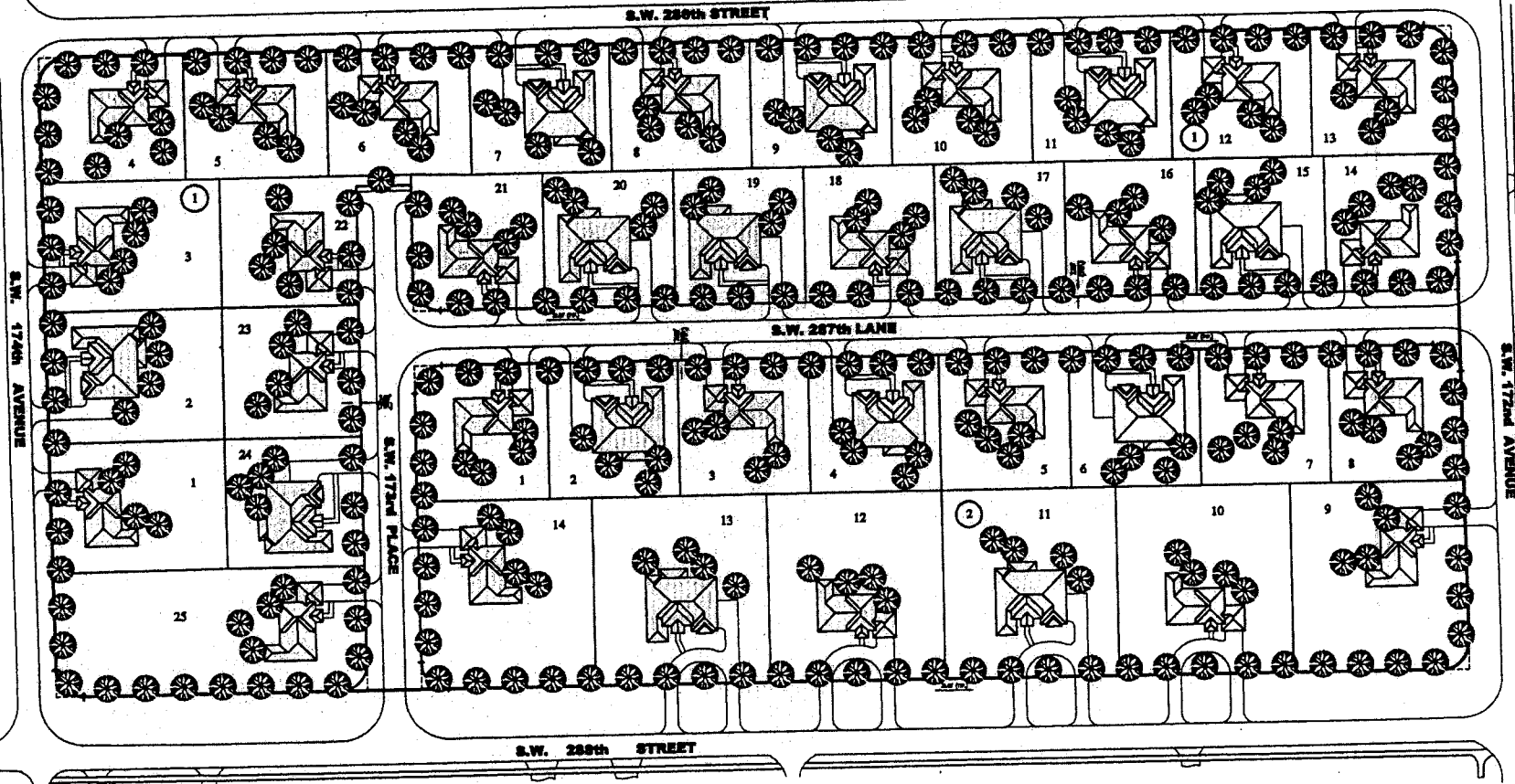
04

	LOT NO.	TYPE OF LOT	MR. REG.	PROPOSED		LOT NO.	TYPE OF LOT	MR. REG.	PROPOSED
BLOCK 1	1	RESIDENTIAL	120	120.00	BLOCK 2	1	RESIDENTIAL	120	120.00
	2	RESIDENTIAL	120	120.00		2	RESIDENTIAL	120	120.00
	3	RESIDENTIAL	120	120.00		3	RESIDENTIAL	120	120.00
	4	RESIDENTIAL	120	120.00		4	RESIDENTIAL	120	120.00
	5	RESIDENTIAL	120	120.00		5	RESIDENTIAL	120	120.00
	6	RESIDENTIAL	120	120.00		6	RESIDENTIAL	120	120.00
	7	RESIDENTIAL	120	120.00		7	RESIDENTIAL	120	120.00
	8	RESIDENTIAL	120	120.00		8	RESIDENTIAL	120	120.00
	9	RESIDENTIAL	120	120.00		9	RESIDENTIAL	120	120.00
	10	RESIDENTIAL	120	120.00		10	RESIDENTIAL	120	120.00
	11	RESIDENTIAL	120	120.00		11	RESIDENTIAL	120	120.00
	12	RESIDENTIAL	120	120.00		12	RESIDENTIAL	120	120.00
	13	RESIDENTIAL	120	120.00		13	RESIDENTIAL	120	120.00
	14	RESIDENTIAL	120	120.00		14	RESIDENTIAL	120	120.00
15	RESIDENTIAL	120	120.00	15	RESIDENTIAL	120	120.00		
16	RESIDENTIAL	120	120.00	16	RESIDENTIAL	120	120.00		
17	RESIDENTIAL	120	120.00	17	RESIDENTIAL	120	120.00		
18	RESIDENTIAL	120	120.00	18	RESIDENTIAL	120	120.00		
19	RESIDENTIAL	120	120.00	19	RESIDENTIAL	120	120.00		
20	RESIDENTIAL	120	120.00	20	RESIDENTIAL	120	120.00		
21	RESIDENTIAL	120	120.00	21	RESIDENTIAL	120	120.00		
22	RESIDENTIAL	120	120.00	22	RESIDENTIAL	120	120.00		
23	RESIDENTIAL	120	120.00	23	RESIDENTIAL	120	120.00		
24	RESIDENTIAL	120	120.00	24	RESIDENTIAL	120	120.00		
25	RESIDENTIAL	120	120.00	25	RESIDENTIAL	120	120.00		
26	RESIDENTIAL	120	120.00	26	RESIDENTIAL	120	120.00		
27	RESIDENTIAL	120	120.00	27	RESIDENTIAL	120	120.00		
28	RESIDENTIAL	120	120.00	28	RESIDENTIAL	120	120.00		
29	RESIDENTIAL	120	120.00	29	RESIDENTIAL	120	120.00		
30	RESIDENTIAL	120	120.00	30	RESIDENTIAL	120	120.00		

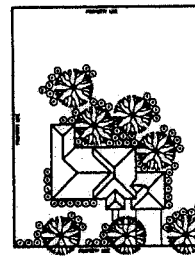
GRASS AREA		26.14 A.
PROPOSED EQUINE DEGRADATION		1.87 A.
TOTAL AREA		17.82 A.
TOTAL NO. OF LOTS		12
GRASS DENSITY		1.88 LBS./A.
LOT AREA		
MIN. ALLOWING		10.000 A. & P.
MAX. PROPOSED		10.000 A. & P.
LOT DEPTH		
	MINIMUM	PROPOSED
PERCENTAGE	50%	50%
DEPTH	112'	112'
STRENGTH	MINIMUM	PROPOSED
FRONT		
BACK STRENGTH	50'	50'
BACK STRENGTH	50'	50'
STRENGTH	50'	50'

"Estates of Biscayne"

LANDSCAPE PLAN



TREE SCHEDULE			
NO.	SYMBOL	QTY	NOTE
1	[Symbol]	10	10' DBH, 10' H, 10' W
2	[Symbol]	10	10' DBH, 10' H, 10' W
3	[Symbol]	10	10' DBH, 10' H, 10' W
SHRUB SCHEDULE			
NO.	SYMBOL	QTY	NOTE
1	[Symbol]	10	10' DBH, 10' H, 10' W
2	[Symbol]	10	10' DBH, 10' H, 10' W
SHRUB COVER (LOW GROWING PLANTS)			
NO.	SYMBOL	QTY	NOTE
1	[Symbol]	10	10' DBH, 10' H, 10' W
2	[Symbol]	10	10' DBH, 10' H, 10' W
LAWN SCHEDULE			
NO.	SYMBOL	QTY	NOTE
1	[Symbol]	10	10' DBH, 10' H, 10' W



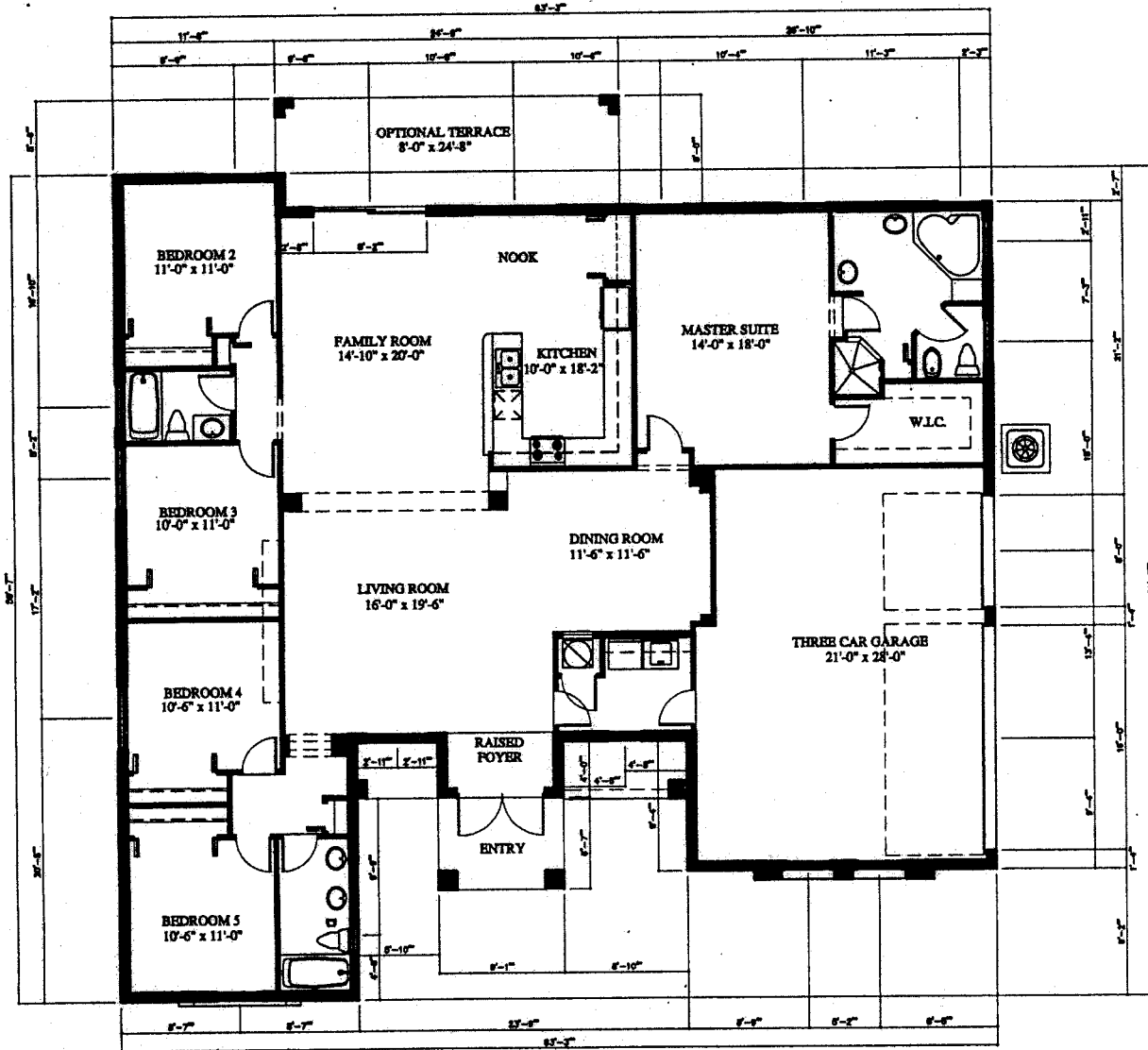
TYPICAL LOT DETAIL
(S.T.A.)

FOR AMERIKAS & IMPACT, INC.
1000 S.W. 10th AVENUE, 3rd FLOOR
MIAMI, FLORIDA 33137
TEL: (305) 577-4477
FAX: (305) 577-4477
L.A. 100 1007

RECORD OF REVISION			
NO.	DATE	DESCRIPTION	BY
1	10-11-03	AS PER DASH COUNTY P & I COMMENTS	AL
2	10-11-03	AS PER DASH COUNTY COMMENTS / LOTS REVISION TO S.W. 172nd STREET	AL

ESTATES OF BISCAIYNE			
LANDSCAPE PLAN AND LEGEND			
SWEZEY PROPERTY			
NO.	DATE	DESCRIPTION	BY
1	10-13-2003	03-085-1100	L-1

"Estates of Biscayne"
ARCHITECTURAL PLAN - MODEL "B"



MODEL "B"
FLOOR PLAN
SCALE: 1/4" = 1'-0"

FORD, ARMENTRUP & LUNNEY, INC.
ARCHITECTS AND ENGINEERS, INC.
1000 ALA. AVE. S.W., SUITE 100
ATLANTA, GEORGIA 30334
TEL: (404) 525-4571
FAX: (404) 525-4572
L.S. No. 007

RECORD OF REVISION

NO.	DATE	DESCRIPTION
1	10-10-00	AS PER MARK SHEET / A.S. L. SHEET
2	10-10-00	AS PER MARK SHEET / A.S. L. SHEET
3	10-10-00	AS PER MARK SHEET / A.S. L. SHEET

ESTATES OF BISCAIYNE

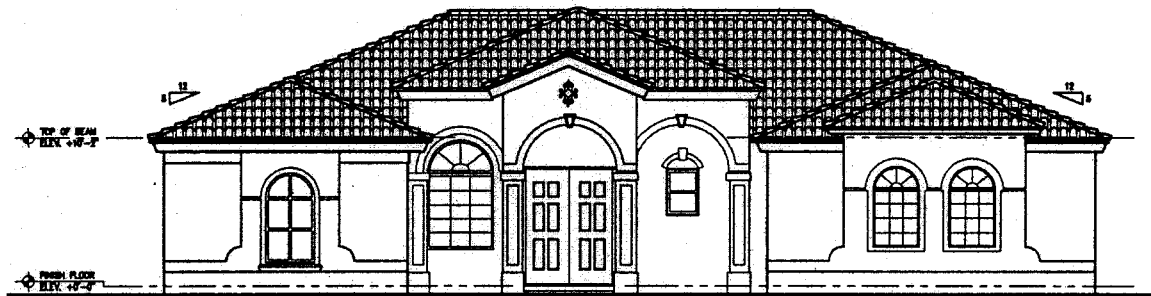
SITE PLAN
ARCHITECTURAL PLAN - MODEL "B" - FLOOR PLAN
Sandy Property, Inc.
1000 ALA. AVE. S.W., SUITE 100
ATLANTA, GEORGIA 30334
TEL: (404) 525-4571
FAX: (404) 525-4572
L.S. No. 007

49


"Estates of Biscayne"
ARCHITECTURAL PLAN - ELEVATIONS



MODEL "A"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



MODEL "B"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



R. J. L. ARCHITECTS & PLANNERS, INC.
1000 N.W. 10th Avenue, 2nd Floor
Miami, Florida 33137
PH: (305) 477-4000
FAX: (305) 477-4001
L.A. 03.007

RECORD OF REVISION	
NO.	DATE
1	12-15-03
2	01-20-04
3	02-25-04

ESTATES OF BISCAYNE

SITE PLAN

ARCHITECTURAL PLAN - ELEVATIONS

Drawn by: **Swartz Property, Inc.**

Project Name: **ESTATES OF BISCAYNE**

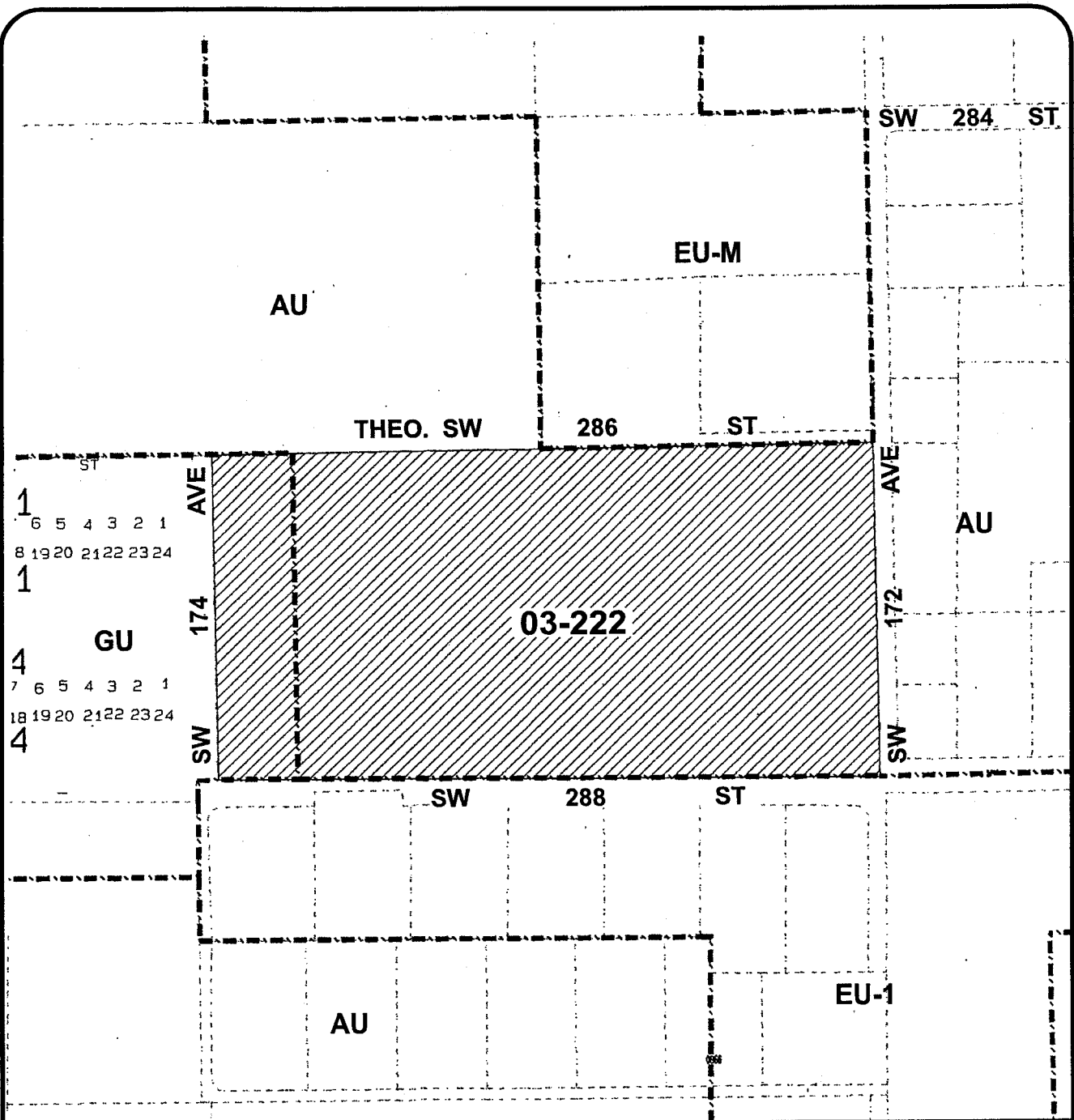
Project Location: **MIAMI BEACH, FLORIDA**

DATE: **03-10-03**

BY: **J. Lopez**

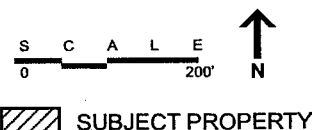
03-085

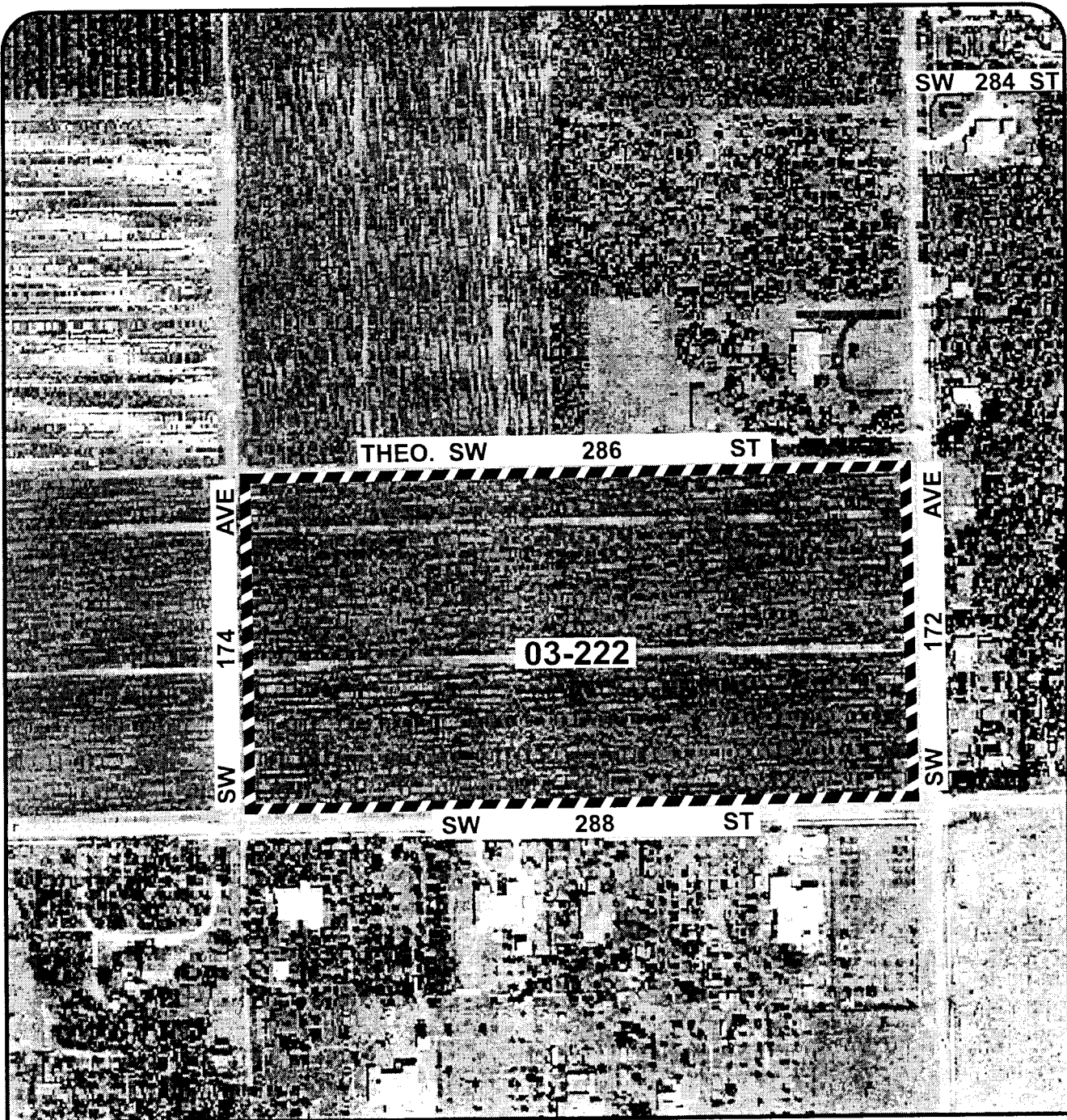
A-3



MIAMI-DADE COUNTY HEARING MAP

Section: 06 Township: 57 Range: 39
 Process Number: 03-222
 Applicant: ESTATES OF BISCAYNE, INC.
 District Number: 08
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200'





MIAMI-DADE COUNTY
AERIAL

Section: 06 Township: 57 Range: 39
Process Number: 03-222
Applicant: ESTATES OF BISCAYNE, INC.
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale:

S C A L E
0 NTS N



SUBJECT PROPERTY



1. ESTATES OF BISCAYNE, INC.
(Applicant)

04-2-CZ14-1 (03-222)
BCC/District 8
Hearing Date: 7/29/04

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐/ lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD AREA 14
MOTION SLIP**

APPLICANT'S NAME: ESTATES OF BISCAYNE, INC.

REPRESENTATIVE(S): Paul Milton

HEARING NUMBER

HEARING DATE

RESOLUTION NUMBER

04-2-CZ14-1 (03-222)

FEBRUARY 11, 2004

CZAB14- -04

REQUESTS: AU & GU to EU-M

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

- ☐ WITHDRAW: ☐ Entire Application ☐ ITEMS _____
- ☒ DEFER: ☐ INDEFINITELY ☒ TO: April 14, 2004 ☐ W/Leave To Amend
- ☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE
- ☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS
- ☐ APPROVE ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.
☐ WITH STD. CONDITIONS
- ☐ OTHER: _____

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER	/		
MS.		Mabel G. DIJKSTRA	/		
VICE-CHAIRMAN		Don JONES	/	/	
MR.	S	Curtis LAWRENCE (C.A.)	/	/	
MR.		Charlie MCGAREY	/	/	
DR.	M	Patricia WADE	/	/	
CHAIRMAN		Wilbur B. BELL	/	/	

VOTE: 7 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Ron Bernstein

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: ESTATES OF BISCAYNE, INC

REPRESENTATIVE(S): Jeffrey Flanagan

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-2-CZ14-1 (03-222)	APRIL 14, 2004	CZAB14- -04

REQUESTS: AU & GU to EU-M

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> Entire Application	<input type="checkbox"/> ITEMS _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>May 11, 2004</u> <input type="checkbox"/> W/Leave To Amend
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH STD. CONDITIONS	
<input type="checkbox"/> OTHER:		

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			✓
MS.		Mabel G. DIJKSTRA			✓
VICE-CHAIRMAN	S	Don JONES	✓		
MR.	M	Curtis LAWRENCE (C.A.)	✓		
MR.		Charlie MCGAREY		✓	
DR.		Patricia WADE		✓	
CHAIRMAN		Wilbur B. BELL	✓		

VOTE: 3 to 2

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Tom Robertson

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Estates of Biscayne, Inc.

PH: Z03-222 (04-2-CZ14-1)

SECTION: 6-57-39

DATE: July 29, 2004

COMMISSION DISTRICT: 8

ITEM NO.: 1

A. INTRODUCTION

o **REQUEST:**

Estates of Biscayne, Inc. is appealing the decision of Community Zoning Appeals Board #14 which denied the following:

AU & GU to EU-M.

o **SUMMARY OF REQUEST:**

The applicant is appealing the decision of Community Zoning Appeals Board #14 which denied without prejudice a request to rezone the subject property from AU, Agricultural District and GU, Interim District, to EU-M, Estate Modified District.

o **LOCATION:**

The northwest corner of S.W. 288 Street & theoretical S.W. 172 Avenue, Miami-Dade County, Florida.

o **SIZE:** 20.74 acres.

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **estate density residential**. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.

2. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida (Land Use Element, page I-62).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU & GU; vacant	Residential, estate density, 1 to 2.5 dua
<u>Surrounding Properties:</u>	
NORTH: AU & EU-M; vacant and single family residences	Residential, estate density, 1 to 2.5 dua
SOUTH: EU-1; single family residences and vacant	Residential, estate density, 1 to 2.5 dua
EAST: AU; single family residences	Residential, estate density, 1 to 2.5 dua
WEST: GU; vacant	Residential, estate density, 1 to 2.5 dua

The subject property is primarily zoned AU, and is located in a square mile section which has traditionally been agriculturally utilized. Said section is now, however designated by the Comprehensive Development Master Plan (CDMP) for estate density residential use and is gradually transitioning to estate density residential uses.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	Acceptable
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable

Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In accordance with Section 33-311 of the Code, the Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	23 Students

*Subject to the conditions stated in their memoranda.

H. ANALYSIS:

The applicant is appealing the decision of Community Zoning Appeals Board 14 which, on May 11, 2004, denied without prejudice a request to rezone the subject property from AU, Agricultural District and GU, Interim District, to EU-M, Estate Modified District by a vote of 5 – 0. Staff notes that the CDMP states that all existing zoning and uses are consistent with the CDMP. As such, the Board's decision to deny the zone change to EU-M and retain the existing zoning on the site is consistent with the CDMP. The property is located at the northwest corner of S.W. 288 Street and S.W. 172 Avenue, Miami-Dade County, Florida. The applicant states in the appeal form that Community Zoning Appeals Board 14 had no evidence, testimony, or facts to support its decision and that its denial of the application was arbitrary.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has stated that this application meets traffic concurrency criteria for an initial development order. This application will generate **46 PM daily peak hour vehicle trips**, which will not exceed the acceptable levels of service of nearby roadways, which are "A", "B", "C", and "D". The **Public Works Department** has **no objections** to this application. **Miami-Dade Public Schools** has determined that the approval of this application would result in a student population of 10 Elementary School students, 6 Middle School students, and 7 Senior High School students, for a total of 23 students. Said increase in school population would increase the FISH (Florida Inventory of School Houses) utilization of Avocado Elementary School, Homestead Middle School, and South Dade Senior High School to 138%, 124%, and 120 %, respectively. The District met with the applicant on December 4, 2003, and on February 2, 2004, to discuss the impact of the proposed development on public schools. The District has stated that the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation over and above impact fees.

This application would permit the applicant to provide additional housing for the community. The Master plan, which designates this site for Estate Density residential use, would permit a maximum density of 2.5 units per gross acre for a maximum of 51 residential units. EU-M requires a minimum lot area of 15,000 square feet, at a density of 2.42 units per acre, or a maximum of 50 residential units on this parcel. If the applicant purchases Severable Use Rights (SURs) the minimum lot area permitted would be 12,500 square feet.

The subject property is primarily zoned AU, with its westerly minor portion being zoned GU, and is located in a square mile section which has traditionally been agriculturally utilized. Said section is designated by the Comprehensive Development Master Plan (CDMP) for estate density residential use and is gradually transitioning to estate density residential uses. The GU zoned land to the west of the subject property is vacant. The AU zoned land which abuts approximately the west half of the northern border of the subject parcel is also vacant. The EU-M zoned land which abuts approximately the east half of the north border of the subject site is developed with two single family residences. The AU zoned land to the east of the subject property is developed with three (3) single family residences. Four (4) of the seven (7) lots to the south of the subject property, which are zoned EU-1, are developed with single family residences. The applicant worked with staff and submitted plans which indicate the development of the property with 39 single family residences at a density of 1.88 units per gross acre. This number of proposed units is consistent with the Land Use Plan (LUP) map estate density designation. The plans have been designed with particular sensitivity to the existing EU-1 lots to the south. These plans indicate the development of the southern portion of the subject property with seven (7) lots, which is an exact match with the neighboring seven (7) EU-1 lots to the south. The applicant has indicated that a covenant will be proffered to tie the development to the aforementioned plans.

The requested zone change to EU-M and the number of units proposed by the applicant are **consistent** with the LUP map's estate density designation. The revised plans represent a harmonious blending of proposed residences with existing residences in the vicinity and are, therefore, **compatible** with the surrounding area. Accordingly, staff


recommends the approval of the appeal and of this application to re-zone the subject property to EU-M, subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:**

Approval of the appeal and the application for rezoning to EU-M, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 01/22/04
DATE TYPED: 01/22/04
DATE REVISED: 01/30/04, 02/04/04, 03/15/04, 3/31/04, 04/16/04, 06/24/04, 07/07/04
DATE FINALIZED: 07/07/04
DO'QW:AJT:MTF:DBM


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: August 20, 2003

SUBJECT: #Z2003000222

Estates of Biscayne, Inc.
NW corner of SW 288th Street and SW
172nd Avenue
DBC from AU and GU to EU-M
(AU/GU) (20 Ac.)
06-57-39

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

The closest public water main is located approximately 2,400 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public water; therefore DERM shall require connection to the public water supply system.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 3,600 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sewers; therefore, DERM shall require that any development on the site be connected to the public sanitary sewer system.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an

interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, 10

wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Estates of Biscayne, Inc.

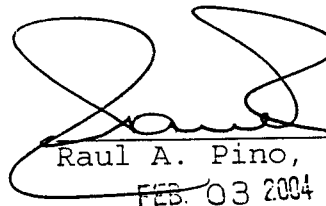
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **46 PM** daily peak hour vehicle trips. The traffic distributions of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	A	A
9862	SW 167 Ave. s/o SW 216 St.	C	C
9932	SW 288 St. w/o US-1	D	D
9936	SW 296 St. w/o US-1	B	B
9938	SW 296 St. e/o SW 197 Ave.	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.


Raul A. Pino, P.L.S.
FEB. 03 2004

Date



giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

February 23, 2004

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Perez
Dr. Solomon C. Stinson

**Superintendent
of Schools**

Merrett R. Stierheim

Re: Estates of Biscayne, Inc. - Application No. 03-222 (CC14)
Northwest corner of SW 288 Street and 172 Avenue
Updated

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Avocado Elementary School, Homestead Middle School and South Dade Senior High School currently operating at 136%, 123% and 119% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Avocado Elementary School, Homestead Middle School and South Dade Senior High School to 138%, 124% and 120%, respectively (please see enclosed analysis).

Pursuant to the Interlocal, the District met with the applicant on December 4, 2003 and February 2, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Ms. Maria Teresa-Fojo
February 23, 2004
Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

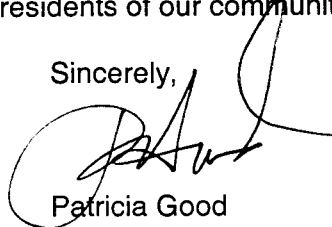
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 39-unit development is estimated to generate approximately \$95,472 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-2215
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Paul Bilton

**UPDATED
SCHOOL IMPACT REVIEW ANALYSIS**

APPLICATION: No. 03-222, Estates of Biscayne, Inc. (CC14)

REQUEST: Zone change from AU & GU to EU-M (2.5 units/acre)

ACRES: 20 acres

LOCATION: Northwest corner of SW 288 Street and SW 172 Avenue

UNITS: 35 additional units (4 units currently permitted under existing zoning classification, for a total of 39 units)

**ESTIMATED
STUDENT
POPULATION:** 23 students*

ELEMENTARY: 10

MIDDLE: 6

SENIOR: 7

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Avocado Elementary - 16969 SW 294 St.

MIDDLE: Homestead Middle - 650 NW 2 Ave.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

All schools are located in Access Center 6

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Avocado Elem	913/ 923*	591	154%/ 156%*	78	136%/ 138%*
Homestead Middle	1311/ 1317*	997	131%/ 132%*	67	123%/ 124%*
South Dade Sr.	2716/ 2723*	1821	149%/ 150%*	454	119%/ 120%*

* includes proposed development

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2003:

Avocado Elementary:

Access to computers:	In each classroom and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	"A" school and Youth Crime Watch School of the Year
Special Programs:	Before/After School Care and Enrichment Classes
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	Media Center
Teachers required to float/travel:	Art, Music, ESOL, Spanish S/SL and CCHL

Homestead Middle:

Access to computers:

In special computer labs and media center

Capital Improvements in the past school year:

None

Recognition for Academic Achievement:

Silver Award

Special Programs:

Tutoring

Lunch schedule:

Begins at 11:19 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium

Teachers required to float/travel:

Language Arts, ESOL, Math, Science and Geography

South Dade Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements in the past school year:

Media Center

Recognition for Academic Achievement:

FL School Recognition Program

Special Programs:

Vocational Classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

Storage Room, Math Office, Little Theater, Teacher's Lounge, Wrestling Room and Science Office

Teachers required to float/travel:

Spanish, History, Science, Social Studies Math, Business, English, Economics and Electives

PLANNED RELIEF SCHOOLS IN THE AREA (information as of February 2004):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Addition @ Avocado Elem. (275 student stations)	Planning	December 2005
State School "SS1" (Redland and Homestead Middle School Relief) (1506 student stations)	Planning	May 2007
State School "CCC1" (South Dade Sr. High School Replacement) (1445 additional student stations)	Planning	February 2008
State School "TTT" (unfunded) (South Dade, Homestead and Southridge Sr. High School Relief) (3599 student stations)	Feasibility Study (Funded)	

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$134,159.

CAPITAL COSTS: Based on the State's February-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	10	x	\$ 13,380	=	\$ 133,800
MIDDLE	6	x	\$ 15,340	=	\$ 92,040
SENIOR	7	x	\$ 20,300	=	\$ 142,100
Total Potential Capital Cost					\$ 367,940

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

	Applicant Name & Number	Location Address	Units/Students	Proposed	Board District/Region (C)	Community Council/Date	Approved/Denied/Comments
1	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 Def.-3/18/04	PENDING
8	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

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ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

16	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	BCG PARTNERS, LLC #02-368	SEC of SW 192 Ave. and SW 304 St.	50 Units/ 32 Students	REDONDO ELEM-15 HOMESTEAD MID-8 SOUTH DADE SR-9	9/6 9/6 7/6	CC14 9/11/03	DENIED
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
25	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def. 4/14/04	PENDING

Note: There are two applications that are pending which would generate 56 students.

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ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	913	11	924	591	78	138%
CARIBBEAN ELEM	903	74	977	907	24	105%
LEISURE CITY ELEMID	1808	6	1814	899	67	188%
MIAMI HEIGHTS ELEM	1237	17	1254	256	158	303%
REDLAND ELEM	1102	42	1144	857	0	133%
REDONDO ELEM	719	2	721	597	0	0%
SOUTH MIAMI HEIGHTS ELEM	753	110	863	798	71	99%
ELEMENTARY TOTALS	7435	262	7697	4905	398	145%
HOMESTEAD MID	1311	6	1317	997	67	124%
LEISURE CITY ELEMID	1808	4	1812	899	67	188%
MAYS MID	1114	87	1201	957	45	120%
REDLAND MID	1736	22	1758	1144	25	150%
MIDDLE TOTALS	5969	119	6088	3997	204	145%
MIAMI SOUTHRIDGE SR	3857	76	3933	2670	309	132%
SOUTH DADE SR	2716	35	2751	1821	454	121%
SENIOR HIGH TOTALS	6573	111	6684	4491	763	127%

TOTAL	19977	492	20469	13393	1365	139%
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CHARTER SCHOOLS
2002-2003

REV. 6-12-03

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

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Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Lelsure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

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Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

• Grade levels for school year 2002-2003

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

(Rev. 3/21/03)

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	I
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	II
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	II
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	III
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	575	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	IV

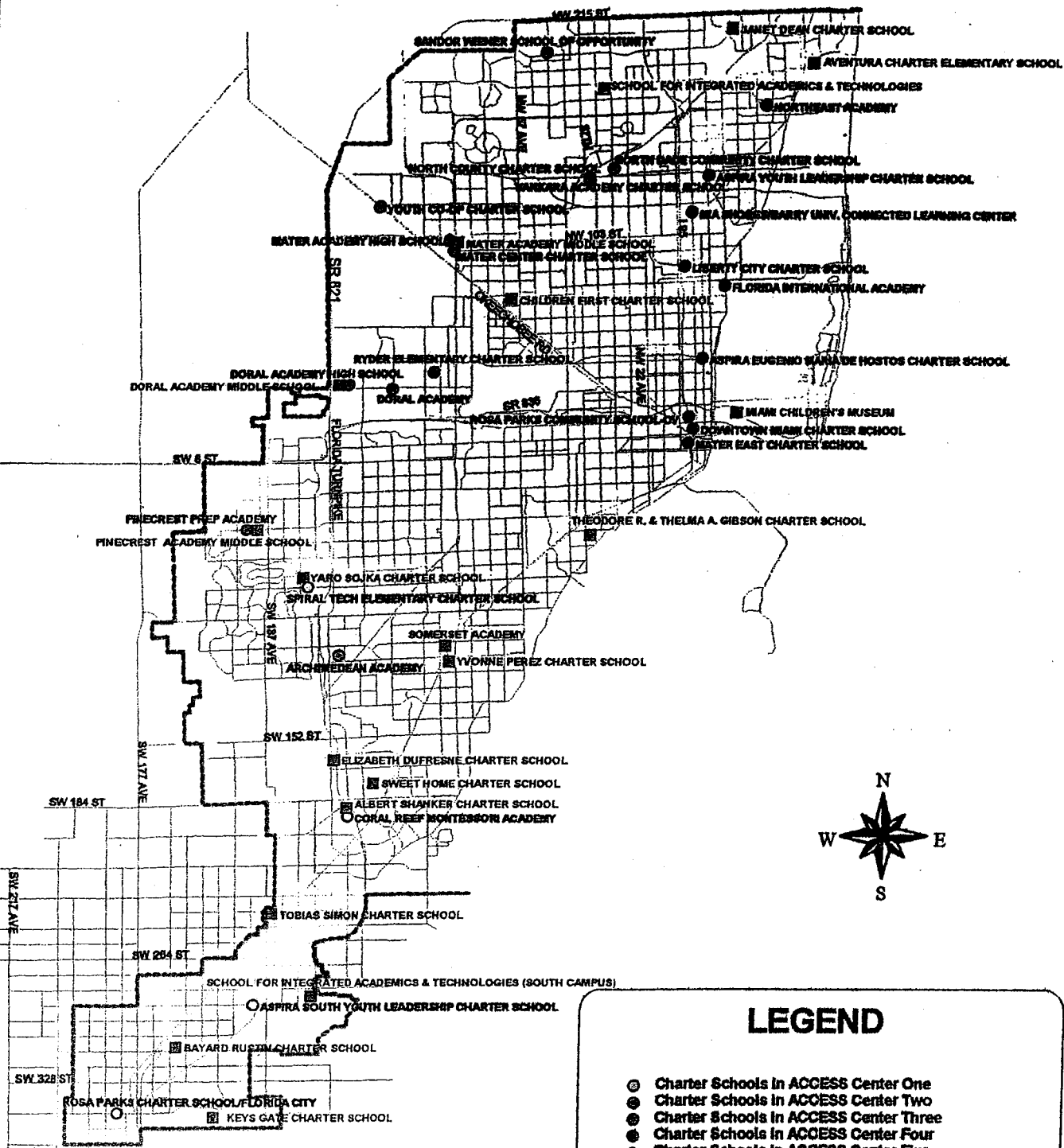
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Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. & 164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

Applications approved to open in subsequent years		
Charter School	Number of Schools	Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	1	
Coral Gables Community Charter School	1	750
Miami-Dade Charter Foundation	6	600
Miami-Dade Charter Schools, Inc.	2	5,400
Miami-Shores Charter High School	1	3,200
Somerset Academy	8	600
Balere Language Academy	1	8,600
Mater Gardens Academy Elementary School	1	450
Mater Springs Academy Elementary School	1	900
Mater Academy South Charter School	1	600
Mater Gardens Academy Middle School	1	900
Mater Springs Academy Middle School	1	450
Sabal Palm Charter High School (West Hialeah Academy)	1	300
Charter Academy of Excellence	1	800
Total applications: 14	27	600
		24,150

Charter Schools by ACCESS Center



LEGEND

- Charter Schools in ACCESS Center One
- Charter Schools in ACCESS Center Two
- Charter Schools in ACCESS Center Three
- Charter Schools in ACCESS Center Four
- Charter Schools in ACCESS Center Five
- Charter Schools in ACCESS Center Six
- Urban Development Boundary 2005
- Amajor.shp
- New Charter Schools approved to open for the 2003-2004 School Year

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: ____ / ____ / ____

BY CZAB # _____

RECEIVED
MAY 28 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____
DATE RECEIVED STAMP _____

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 04-2-C214-1

Filed in the name of (Applicant) Estates of Biscayne, Inc.

Name of Appellant, if other than applicant same

Address/Location of APPELLANT'S property: North of SW 288 St. between
SW 172 Ave. & 174 Ave.

Application, or part of Application being Appealed (Explanation):

Entire Appealable Application

Appellant (name): Estates of Biscayne, Inc.

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

No evidence, testimony or facts to support the decision.

Denial

Denial of the application was arbitrary.

APPELLANT MUST SIGN THIS PAGE

Date: 27th day of May, year: 2004

Signed

Jeffrey M. Flanagan, Esq.

Print Name

999 Ponce De Leon Blvd, Suite 1000

Coral Gables, FL 33134
Mailing Address

305-444-1500

Phone

305-443-8617

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an
association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

Zip

Telephone Number

Subscribed and Sworn to before me on the 27th day of May, year 2004

Jessica Espinosa
Notary Public



Jessica Espinosa
Commission # DD273053
Expires: Dec. 7, 2007
Aaron Notary
1-800-350-5161

(stamp/seal)

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami - Dade

Before me the undersigned authority, personally appeared Jeffrey M. Flanagan, Esq. (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing
- ☒ 2. Original Applicant
- ☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Zeporia Kettles
Signature

Zeporia Kettles
Print Name

[Signature]
Signature

Davin Diaz
Print Name

[Signature]
Appellant's signature

JEFFREY M. FLANAGAN
Print Name ATTORNEY FOR APPELLANT

Sworn to and subscribed before me on the 27th day of May, year 2004.

Appellant is personally know to me or has produced _____ as identification.



Jessica Espinosa
Commission # DD273053
Expires: Dec. 7, 2007
Aaron Notary
1-800-350-5161

[Signature]
Notary
(Stamp/Seal)

Commission Expires:

RESOLUTION NO. CZAB14-16-04

WHEREAS, **ESTATES OF BISCAYNE, INC.** applied for the following:

AU & GU to EU-M

SUBJECT PROPERTY: The south ½ of the SE ¼ of the NW ¼ of Section 6, Township 57 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 288 Street and S.W. 172 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Curtis Lawrence, seconded by Don Jones, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	absent	Curtis Lawrence	aye
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye

Wilbur B. Bell	aye
----------------	-----

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-M be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records
of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 11th day of May, 2004.

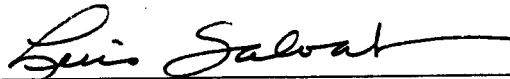
Hearing No. 04-2-CZ14-1
Is

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

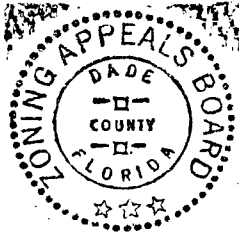
I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-16-04 adopted by said Community Zoning Appeals Board at its meeting held on the 11th day of May 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of May 2004.



Luis Salvat, Deputy Clerk (2678)
Miami-Dade County Department of Planning and Zoning

SEAL





MIAMI-DADE FIRE RESCUE
Planning & Capital Improvements Bureau
ZONING COMMENTS

Hearing Number: 203-222 Rev # 2

Plans: ☒ Yes ☐ No Request: _____

Location: N of SW 288 St. + W of SW 172nd Ave.

Recommendation: ☒ Approved
☐ Approved with conditions
☐ Approved with no change from previous submittal
☐ Denial
☐ Defer to DIC comments

Estimated number of alarms generated annually by application: 10

If there is an impact, below is the service availability:

Station District 6 Grid 2531 DUSF 39 Occupancy Type 1

Impact of additional calls on closest station: ☐ No Impact
☐ Minimal Impact
☒ Moderate Impact
☐ Severe Impact

Planned Service to Mitigate:

Service	Location	Year to be Completed
<u>HAFRB</u>	<u>HAFRB Vicinity</u>	<u>2010</u>

☐ None

THIS REVIEW IS FOR SERVICE IMPACT AND SERVICE AVAILABILITY ONLY AND DOES NOT CONSTITUTE NOR IMPLY SITE PLAN APPROVAL.

ALL SITE PLANS MUST BE REVIEWED AND APPROVED BY THE MIAMI-DADE FIRE RESCUE FIRE WATER & ENGINEERING BUREAU LOCATED AT 11805 SW 26 ST. BASED UPON THAT REVIEW, SITE PLANS MAY NEED MODIFICATION TO COMPLY WITH LIFE-SAFETY STANDARDS.

Reviewed by: Barbara J. Matthews
Barbara J. Matthews

Phone: (786) 331-4542

Date: 2/25/04
Revised 1/23/04 BJM

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TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Estates of Biscayne, INC.

Northwest corner of SW 288 ST and
SW 172 AVE, Miami-Dade County,
Florida

APPLICANT

ADDRESS

07/29/2004

DATE

03-222

HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of July 1, 2004



Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2531")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Grid	Signal Code	Signal Description	Total
2531	13	SPECIAL INFORMATION/ASSIGNM	11
	14	CONDUCT INVESTIGATION	6
	15	MEET AN OFFICER	11
	17	TRAFFIC ACCIDENT	1
	20	TRAFFIC DETAIL	16
	22	AUTO THEFT	3
	25	BURGLAR ALARM RINGING	1
	26	BURGLARY	2
	28	VANDALISM	1
	30	SHOOTING	1
	32	ASSAULT	2
	34	DISTURBANCE	1
	38	SUSPICIOUS PERSON	1
	39	PRISONER	1
Total Signals for Grid 2531 :			58
Total Reported: 49			Total Not Reported: 9

Total for All Grids : 58



Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2531")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Grid	Signal Code	Signal Description	Total
2531	13	SPECIAL INFORMATION/ASSIGNM	4
	14	CONDUCT INVESTIGATION	2
	15	MEET AN OFFICER	15
	17	TRAFFIC ACCIDENT	2
	19	TRAFFIC STOP	2
	20	TRAFFIC DETAIL	3
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	8
	32	ASSAULT	1
	34	DISTURBANCE	1
	37	SUSPICIOUS VEHICLE	1
Total Signals for Grid 2531 :			40
Total Reported: 29			Total Not Reported: 11

Total for All Grids : 40



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

YEAR: 2002

Grid(s): 2531

Part I Crimes	Total Crimes
Grid 2531	
130A - AGGRAVATED ASSAULT	1
230G - SHOPLIFTING ALL OTHERS	1
Grid 2531 TOTAL	2
Total Part I :	2



MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Warehouse

YEAR: 2002

Grid(s): 2531

PART II Crimes	Total Crimes
Grid 2531	
2000 - ARSON	1
130B - SIMPLE ASSAULT	1
Grid 2531 TOTAL	2
Total PART II :	2

Grand Total: 4

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and (OI.Reporting_Agency_Code = substring ("030", 1, 3)) and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid In ("2531")

40



MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Warehouse

YEAR: 2003

Grid(s): 2531

Part I Crimes	Total Crimes
Grid 2531	
130A - AGGRAVATED ASSAULT	2
230G - SHOPLIFTING ALL OTHERS	1
Grid 2531 TOTAL	3
Total Part I :	3

Grand Total: 3

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2004-01-01" and OI.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and (OI.Reporting_Agency_Code = substring ("030", 1, 3)) and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2531")

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Estates of Biscayne, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Lewis V. Swezy</u>	<u>100%</u>
<u>5709 NW 158 Street, Miami Lakes, Fl 33014</u>	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____

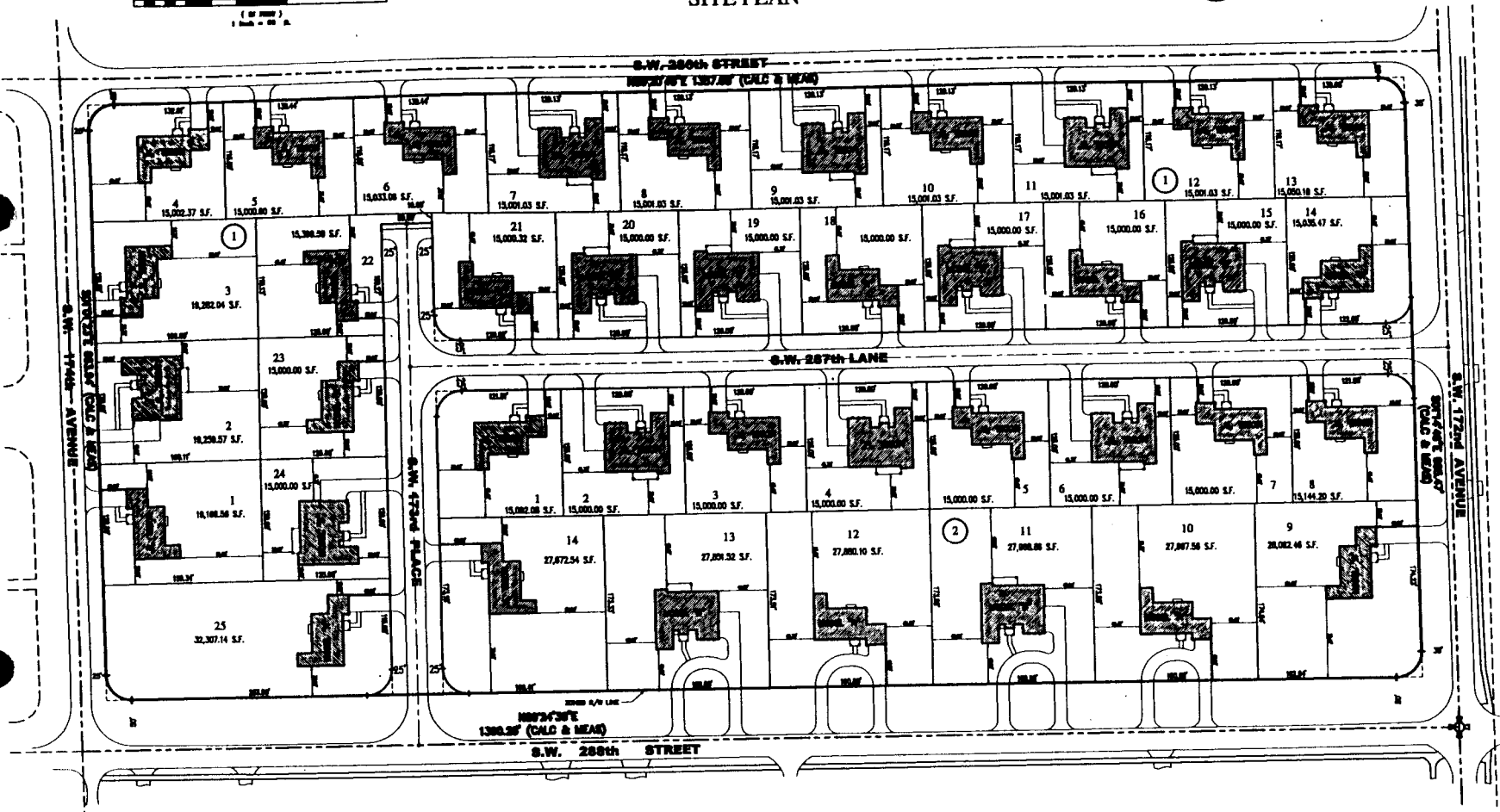
(Applicant)

Sworn to and subscribed before me this 4th day of August, 2003 Affiant is personally known to me or has produced _____ as identification.

Carol Castillo
(Notary Public)
#DD 054376
COMMISSION EXPIRES November 12, 2005
NOTARY PUBLIC, STATE OF FLORIDA

My commission expires _____

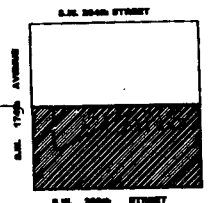
*Disclosure shall not be required for any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



LOT FRONTAGE TABLE

GRASSY AREA		3.17 AC
PROPOSED R.O.W. DEDICATION		2.17 AC
NET AREA		17.22 AC
TOTAL NO. OF LOTS		98
GRASSY DENSITY		1.56 LOTS / AC
LOT AREA:		
MIN. ALLOWED		1/4 AC
MIN. PROVIDED		1/4 AC
LOT DIMENSIONS:	MINIMUM	PROVIDED
FRONTAGE	130'	130'
DEPTH	110'	110'
RETRACT	MINIMUM	PROVIDED
FRONT	20'	20'
SIDE SETBACK	10'	10'
REAR SETBACK	10'	10'

	LOT No.	TYPE OF LOT	MAR. REG.	PROVIDED		LOT No.	TYPE OF LOT	MAR. REG.	PROVIDED
BLOCK 1	1	RECTILINEAR	130'	130.00'		1	RECTILINEAR	130'	95.00'
	2	RECTILINEAR	130'	130.00'		2	RECTILINEAR	130'	130.00'
	3	RECTILINEAR	130'	130.00'		3	RECTILINEAR	130'	130.00'
	4	RECTILINEAR	130'	130.00'		4	RECTILINEAR	130'	130.00'
	5	RECTILINEAR	130'	130.00'		5	RECTILINEAR	130'	130.00'
	6	RECTILINEAR	130'	130.00'		6	RECTILINEAR	130'	130.00'
	7	RECTILINEAR	130'	130.00'		7	RECTILINEAR	130'	130.00'
	8	RECTILINEAR	130'	130.00'		8	RECTILINEAR	130'	130.00'
	9	RECTILINEAR	130'	130.00'		9	RECTILINEAR	130'	130.00'
	10	RECTILINEAR	130'	130.00'		10	RECTILINEAR	130'	130.00'
	11	RECTILINEAR	130'	130.00'		11	RECTILINEAR	130'	130.00'
	12	RECTILINEAR	130'	130.00'		12	RECTILINEAR	130'	130.00'
	13	RECTILINEAR	130'	130.00'		13	RECTILINEAR	130'	130.00'
	14	RECTILINEAR	130'	130.00'		14	RECTILINEAR	130'	130.00'
BLOCK 2	15	RECTILINEAR	130'	130.00'		15	RECTILINEAR	130'	130.00'
	16	RECTILINEAR	130'	130.00'		16	RECTILINEAR	130'	130.00'
	17	RECTILINEAR	130'	130.00'		17	RECTILINEAR	130'	130.00'
	18	RECTILINEAR	130'	130.00'		18	RECTILINEAR	130'	130.00'
	19	RECTILINEAR	130'	130.00'		19	RECTILINEAR	130'	130.00'
	20	RECTILINEAR	130'	130.00'		20	RECTILINEAR	130'	130.00'
	21	RECTILINEAR	130'	130.00'		21	RECTILINEAR	130'	130.00'
	22	RECTILINEAR	130'	130.00'		22	RECTILINEAR	130'	130.00'
	23	RECTILINEAR	130'	130.00'		23	RECTILINEAR	130'	130.00'
	24	RECTILINEAR	130'	130.00'		24	RECTILINEAR	130'	130.00'
	25	RECTILINEAR	130'	130.00'		25	RECTILINEAR	130'	130.00'
	26	RECTILINEAR	130'	130.00'		26	RECTILINEAR	130'	130.00'
	27	RECTILINEAR	130'	130.00'		27	RECTILINEAR	130'	130.00'
	28	RECTILINEAR	130'	130.00'		28	RECTILINEAR	130'	130.00'
	29	RECTILINEAR	130'	130.00'		29	RECTILINEAR	130'	130.00'
	30	RECTILINEAR	130'	130.00'		30	RECTILINEAR	130'	130.00'



LOCATION MAP:
SCALE: 1"=300'
S.E. 1/2 OF N.W. 1/4 SECTION 08-07-3

ESTATES OF BISCAYNE

SITE PLAN

5

11

11

As the

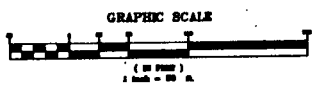
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1000

08-13
03 08

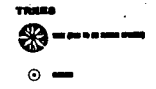
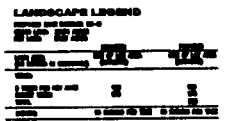
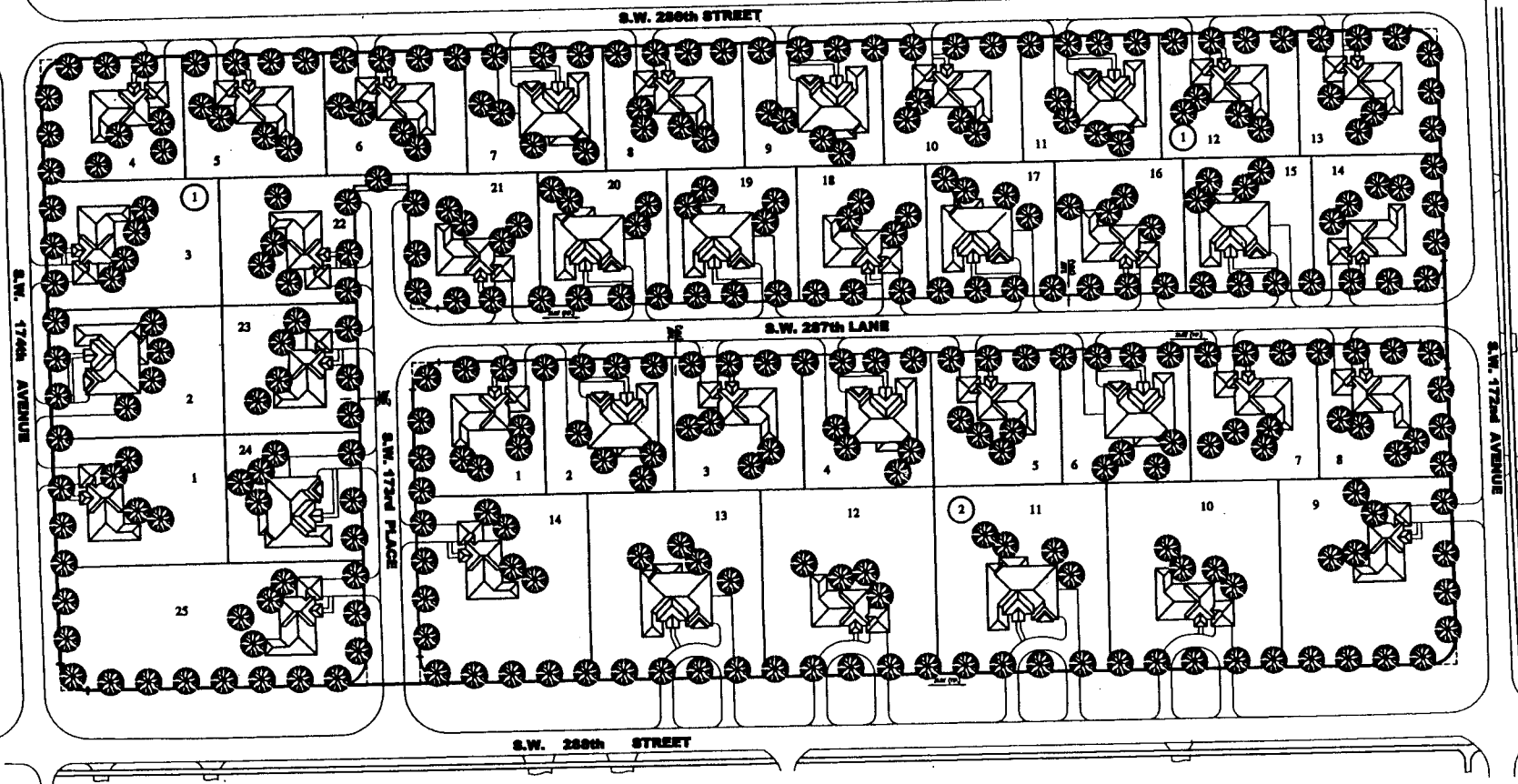
03-08

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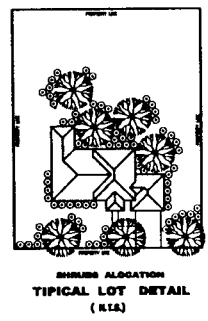


"Estates of Biscayne"

LANDSCAPE PLAN



TREE SCHEDULE			
1	SEA. 10'	1	SEA. 10'
2	SEA. 12'	2	SEA. 12'
3	SEA. 14'	3	SEA. 14'
SHRUB SCHEDULE			
1	SEA. 10'	1	SEA. 10'
2	SEA. 12'	2	SEA. 12'
GROUND COVER (LOW GROWING PLANTS)			
1	SEA. 10'	1	SEA. 10'
2	SEA. 12'	2	SEA. 12'
LAWN SCHEDULE			
1	SEA. 10'	1	SEA. 10'



FORD, ANDERSON & HANLEY, INC.
1800 N.W. 10th Avenue, 3rd Floor
Miami, Florida 33132
TEL (305) 477-6072
FAX (305) 477-6088
L.S. No. 007

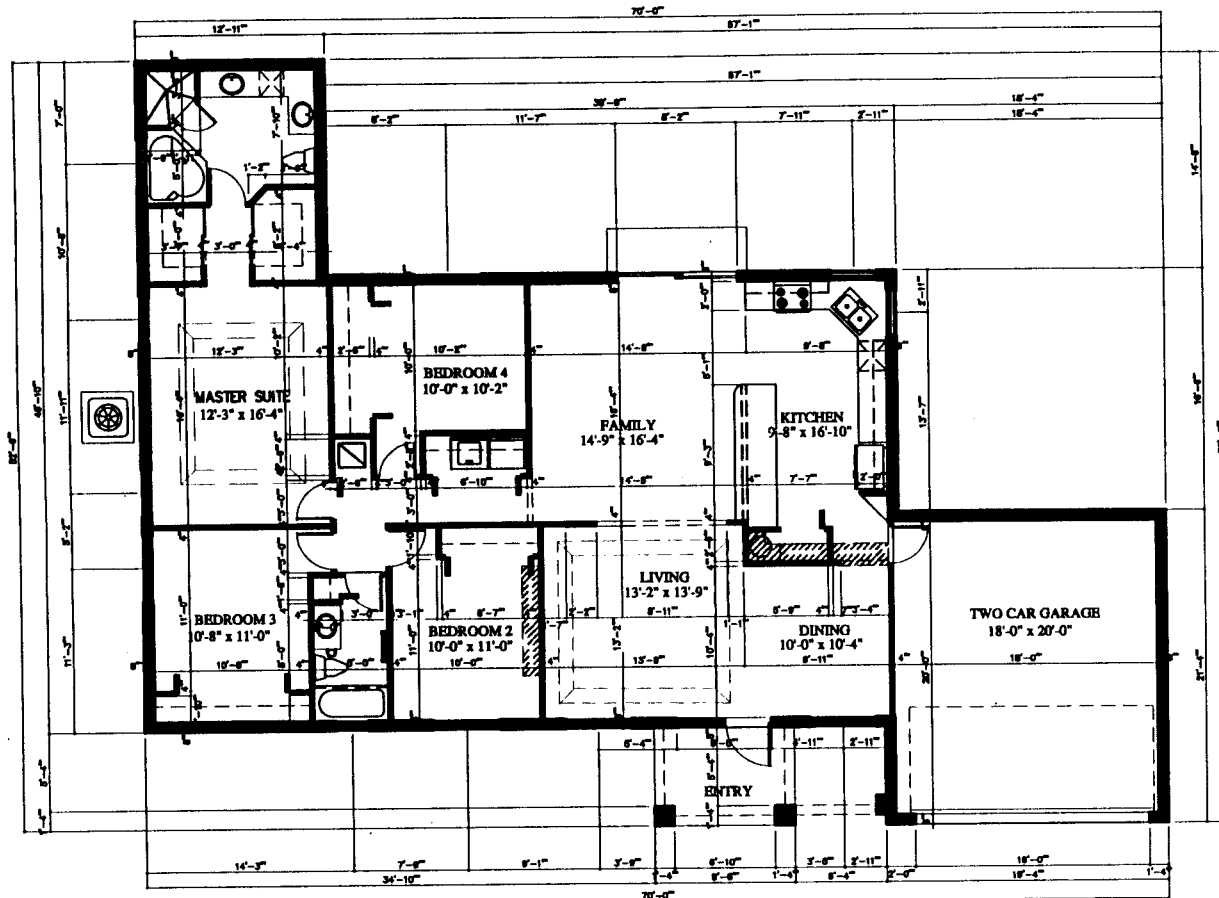
RECORD OF REVISION			
NO.	DATE	DESCRIPTION	BY
1	12-11-03	AS PER DANCE COMPANY P & Z COMMENTS	J.L.A.
2	10-28-04	AS PER DANCE COMPANY / LATE PERMITS TO S.S. BURN STREET	J.L.A.

ESTATES OF BISCAYNE

LANDSCAPE PLAN
LANDSCAPE PLAN AND LEGEND
SWEET PROPERTY

DATE: 08-15-2003
PROJECT NO: 03-085-1100
L-1

"Estates of Biscayne"
ARCHITECTURAL PLAN - MODEL "A"



MODEL "A"
FLOOR PLAN
SCALE: 1/4" = 1'-0"

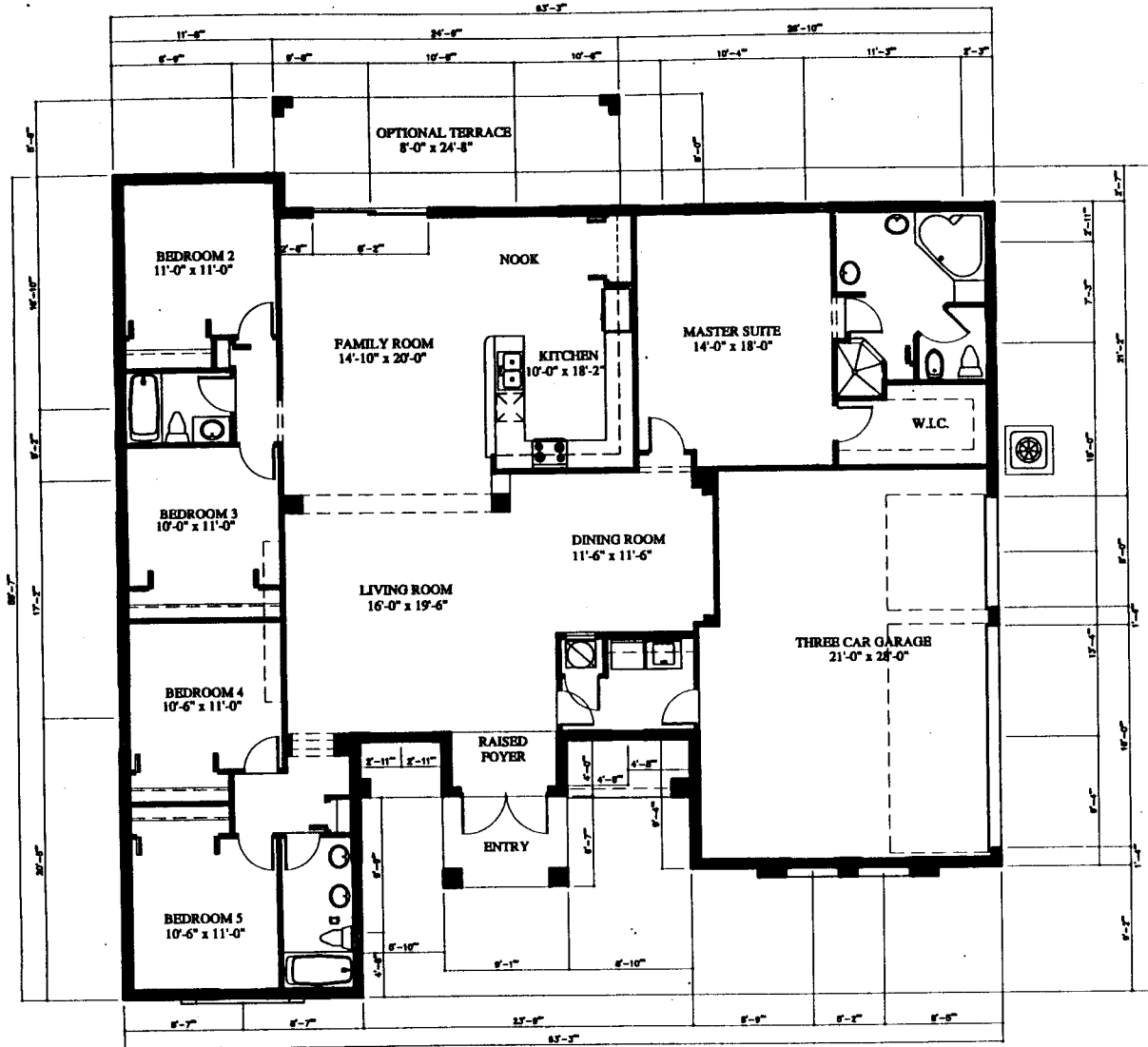
FOR AMERICA & ITALY, INC.
1000 N.W. 10th Avenue, 2nd Floor
Miami, Florida 33132
Tel: (305) 477-4472
Fax: (305) 477-4472
L.S. No. 657

RECORD OF REVISION			
NO.	DATE	DESCRIPTION	BY
1	10-10-03	AS PER BASE QUANTITY / P.E. & E. COMMENTS	CL
2	04-24-04	AS PER BASE QUANTITY / CITY ENGINEER'S S.E. REVIEW SHEET	CL

ESTATES OF BISCAIYNE
SITE PLAN
ARCHITECTURAL PLAN - MODEL "A" - FLOOR PLAN
Swezey Property, Inc.
1000 N.W. 10th Avenue, 2nd Floor
Miami, Florida 33132

1/4" = 1'-0"
2 Layers
03-085
A-1

"Estates of Biscayne"
ARCHITECTURAL PLAN - MODEL "B"



MODEL "B"
FLOOR PLAN
SCALE: 1/4" = 1'-0"

FOR, ARCHITECT & ENGINEER, INC.
1000 N.W. 10th Avenue, 10th Floor
Miami, Florida 33137
PH (305) 477-4072
FAX (305) 477-4073
L.S. No. 0007

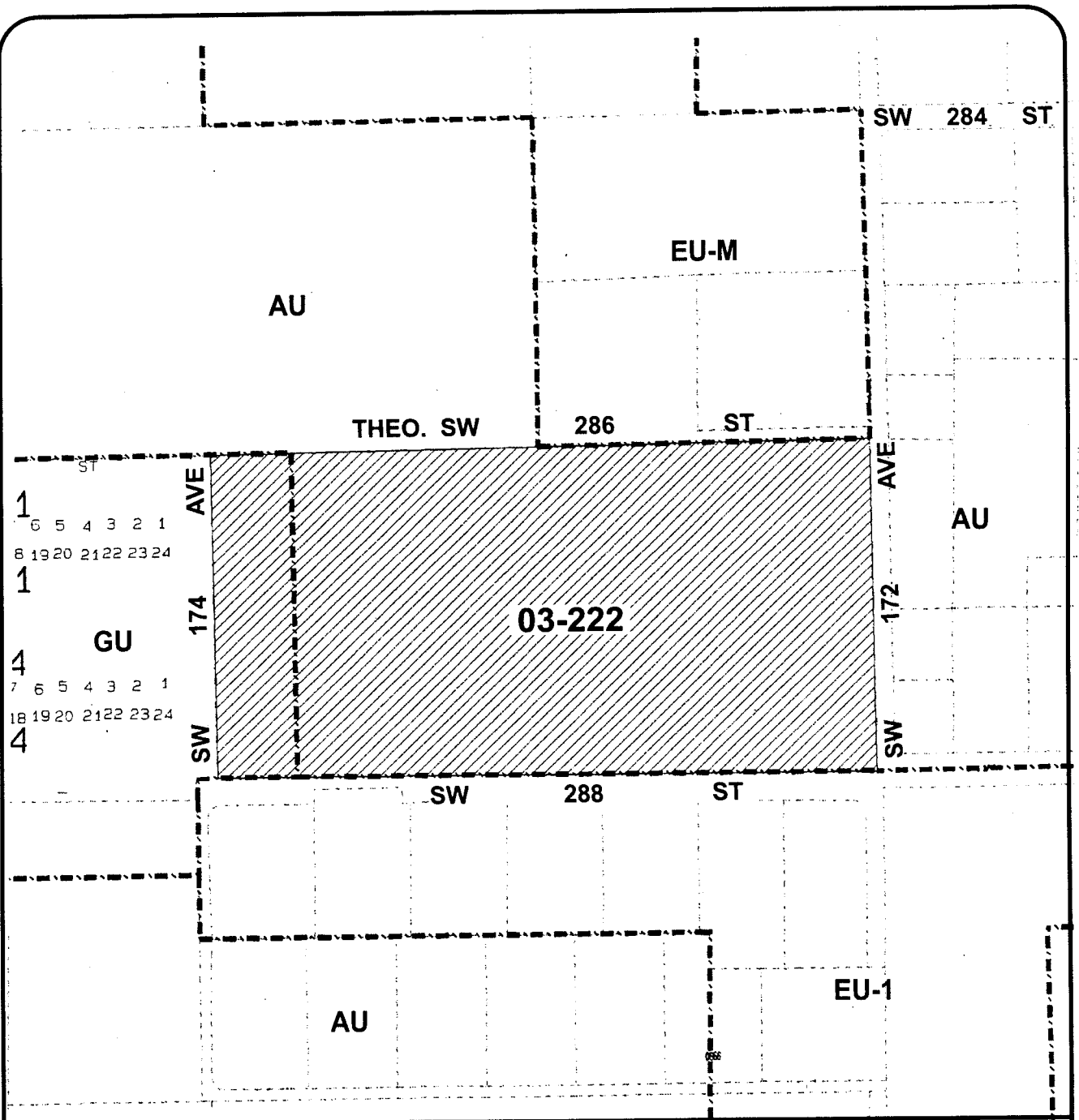
REVISIONS

NO.	DATE	DESCRIPTION
1	10-10-03	AS SHOWN
2	10-10-03	AS SHOWN
3	10-10-03	AS SHOWN

RECORD OF REVISION			
NO.	DATE	DESCRIPTION	BY
1	10-10-03	AS SHOWN	A.L.
2	10-10-03	AS SHOWN	A.L.
3	10-10-03	AS SHOWN	A.L.

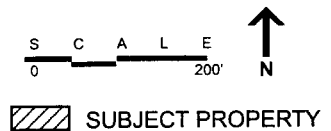
ESTATES OF BISCAYNE
SITE PLAN
ARCHITECTURAL PLAN - MODEL "B" - FLOOR PLAN
Swezy Property, Inc.
1000 N.W. 10th Avenue, 10th Floor
Miami, Florida 33137

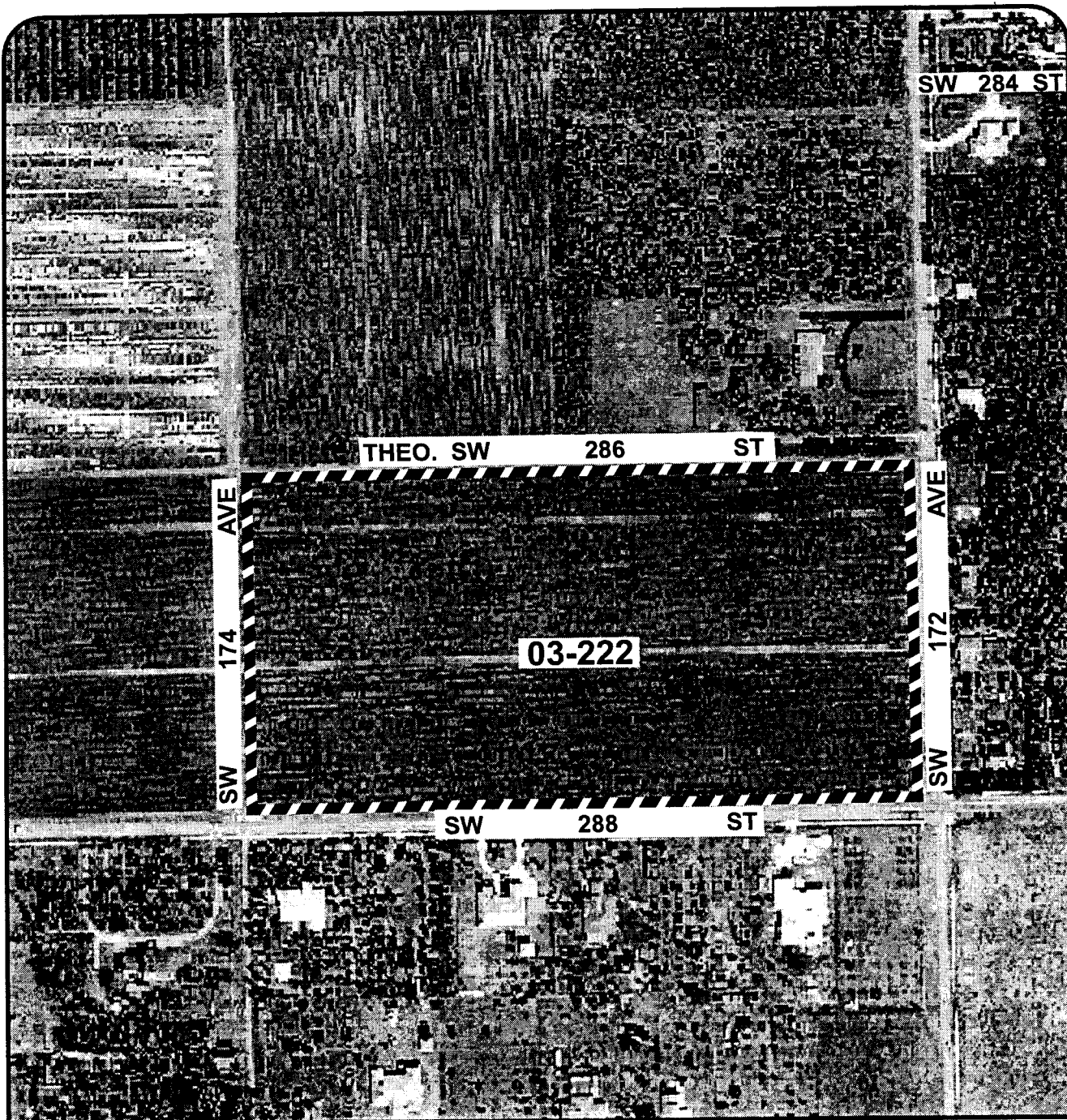
1/4" = 1'-0"
A. Lopez
03-085
A-2
3



MIAMI-DADE COUNTY HEARING MAP

Section: 06 Township: 57 Range: 39
 Process Number: 03-222
 Applicant: ESTATES OF BISCAYNE, INC.
 District Number: 08
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200'





MIAMI-DADE COUNTY
AERIAL

Section: 06 Township: 57 Range: 39
Process Number: 03-222
Applicant: ESTATES OF BISCAVNE, INC.
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale:

S C A L E
0 NTS N



SUBJECT PROPERTY



C. ESTATES OF BISCAYNE, INC.
(Applicant)

04-2-CZ14-1 (03-222)
Area 14/District 8
Hearing Date: 5/11/04

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐/ lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: ESTATES OF BISCAYNE, INC.

REPRESENTATIVE(S): Paul Milton

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-2-CZ14-1 (03-222)	FEBRUARY 11, 2004	CZAB14- -04

REQUESTS: AU & GU to EU-M

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

<input type="checkbox"/>	WITHDRAW:	<input type="checkbox"/> Entire Application	<input type="checkbox"/> ITEMS _____
<input checked="" type="checkbox"/>	DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>April 14, 2004</u> <input type="checkbox"/> W/Leave To Amend
<input type="checkbox"/>	DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/>	ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/>	APPROVE	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
		<input type="checkbox"/> WITH STD. CONDITIONS	
<input type="checkbox"/>	OTHER:		

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER	/		
MS.		Mabel G. DIJKSTRA	/		
VICE-CHAIRMAN		Don JONES	/		
MR.	S	Curtis LAWRENCE (C.A.)	/		
MR.		Charlie MCGAREY	/		
DR.	M	Patricia WADE	/		
CHAIRMAN		Wilbur B. BELL	/		

VOTE: 7 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Ron Bernstein

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: ESTATES OF BISCAYNE, INC

REPRESENTATIVE(S): Jeffrey Flanagan

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-2-CZ14-1 (03-222)	APRIL 14, 2004	CZAB14- -04

REQUESTS: AU & GU to EU-M

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

<input type="checkbox"/>	WITHDRAW:	<input type="checkbox"/> Entire Application	<input type="checkbox"/> ITEMS		
<input checked="" type="checkbox"/>	DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>May 11, 2004</u>	<input type="checkbox"/>	W/Leave To Amend
<input type="checkbox"/>	DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE		
<input type="checkbox"/>	ACCEPT PROFFERED COVENANT		<input type="checkbox"/>	ACCEPT REVISED PLANS	
<input type="checkbox"/>	APPROVE	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT	<input type="checkbox"/>	PER D.I.C.
		<input type="checkbox"/> WITH STD. CONDITIONS			
<input type="checkbox"/>	OTHER:				

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			✓
MS.		Mabel G. DIJKSTRA			✓
VICE-CHAIRMAN	S	Don JONES	✓		
MR.	M	Curtis LAWRENCE (C.A.)	✓		
MR.		Charlie MCGAREY		✓	
DR.		Patricia WADE		✓	
CHAIRMAN		Wilbur B. BELL	✓		

VOTE: 3 to 2

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Tom Robertson

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Estates of Biscayne, Inc.

PH: Z03-222 (04-2-CZ14-1)

SECTION: 6-57-39

DATE: May 11, 2004

COMMISSION DISTRICT: 8

ITEM NO.: C

A. INTRODUCTION

o **REQUEST:**

AU & GU to EU-M

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from AU, Agricultural District and GU, Interim District, to EU-M, Estate Modified District.

o **LOCATION:**

The northwest corner of S.W. 288 Street & theoretical S.W. 172 Avenue, Miami-Dade County, Florida.

o **SIZE:** 20.74 acres.

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **estate density residential**. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU & GU; vacant

Residential, estate density, 1 to 2.5 du

Surrounding Properties:

NORTH: AU & EU-M; vacant and
single family residences

Residential, estate density, 1 to 2.5 du

SOUTH: EU-1; single family residences
and vacant

Residential, estate density, 1 to 2.5 du

EAST: AU; single family residences

Residential, estate density, 1 to 2.5 du

WEST: GU; vacant

Residential, estate density, 1 to 2.5 du

The subject property is primarily zoned AU, and is located in a square mile section which has traditionally been agriculturally utilized. Said section is now, however designated by the Comprehensive Development Master Plan (CDMP) for estate density residential use and is gradually transitioning to residential uses.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	Acceptable
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into

consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	23 Students

*Subject to the conditions stated in their memoranda.

H. ANALYSIS:

This application was deferred from the April 14, 2004 meeting of Community Zoning Appeals Board – 14 at the request of the applicant to allow additional time to meet with neighbors. This application was also deferred from the February 11, 2004 meeting of Community Zoning Appeals Board – 14 at the request of the applicant to allow additional time to meet with neighbors. The applicant is seeking to rezone the property from AU, Agricultural District and GU, Interim District, to EU-M, Estate Modified District. Said property is located at the northwest corner of S.W. 288 Street and S.W. 172 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has stated that this application meets traffic concurrency criteria for an initial development order. This application will generate 46 PM daily peak hour vehicle trips, which will not exceed the acceptable levels of service of nearby roadways, which are "A", "B", "C", and "D". The **Public Works Department** has **no objections** to this application. **Miami-Dade Public Schools** has determined that the approval of this application would result in a student population of 10 Elementary School students, 6 Middle School students, and 7 Senior High School students, for a total of 23 students. Said increase in school population would increase the FISH (Florida Inventory of School Houses) utilization of Avocado Elementary School, Homestead Middle School, and South Dade Senior High School to 138%, 124%, and 120 %, respectively. The District met with the applicant on December 4, 2003, and on February 2, 2004, to discuss the impact of the proposed development on public schools.

The District has stated that the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation over and above impact fees.

This application would permit the applicant to provide additional housing for the community. The Master plan, which designates this site for Estate Density residential use, would permit a maximum density of 2.5 units per gross acre for a maximum of 51 residential units. EU-M requires a minimum lot area of 15,000 square feet, at a density of 2.42 units per acre, or a maximum of 50 residential units on this parcel.

The subject property is primarily zoned AU, with its westerly minor portion being zoned GU, and is located in a square mile section which has traditionally been agriculturally utilized. Said section is designated by the Comprehensive Development Master Plan (CDMP) for estate density residential use and is gradually transitioning to residential uses. The GU zoned land to the west of the subject property is vacant. The AU zoned land which abuts approximately the west half of the northern border of the subject parcel is also vacant. The EU-M zoned land which abuts approximately the east half of the north border of the subject site is developed with two single family residences. The AU zoned land to the east of the subject property is developed with three (3) single family residences. Four (4) of the seven (7) lots to the south of the subject property, which are zoned EU-1, are developed with single family residences. The applicant worked with staff and submitted revised plans which indicate the development of the property with 39 single family residences at a density of 1.88 units per gross acre. This number of proposed units is consistent with the CDMP and the revised plans have been redesigned with particular sensitivity to the existing EU-1 lots to the south. These plans indicate the development of the southern portion of the subject property with seven (7) lots, which is an exact match up with the neighboring seven (7) EU-1 lots to the south. The applicant has stated that a covenant will be proffered to tie the development to the aforementioned plans.

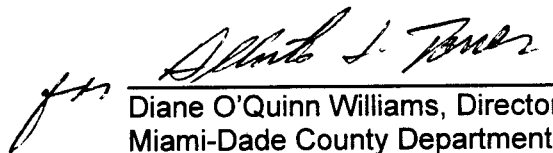
The requested zone change to EU-M and the number of units proposed by the applicant are **consistent** with the **CDMP**. The revised plans represent a harmonious blending of proposed residences with existing residences in the vicinity and are, therefore, **compatible** with the surrounding area. Accordingly, staff recommends the approval of EU-M zoning subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

Approval of the rezoning to EU-M, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED: 01/22/04
DATE TYPED: 01/22/04
DATE REVISED: 01/30/04, 02/04/04, 03/15/04, 3/31/04, 04/16/04
DATE FINALIZED: 04/26/04
DO'QW:AJT:MTF:DBM


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

TO: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: August 20, 2003

SUBJECT: #Z2003000222

Estates of Biscayne, Inc.
NW corner of SW 288th Street and SW
172nd Avenue
DBC from AU and GU to EU-M
(AU/GU) (20 Ac.)
06-57-39

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

The closest public water main is located approximately 2,400 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public water; therefore DERM shall require connection to the public water supply system.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 3,600 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sewers; therefore, DERM shall require that any development on the site be connected to the public sanitary sewer system.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an

interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply,

wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Estates of Biscayne, Inc.

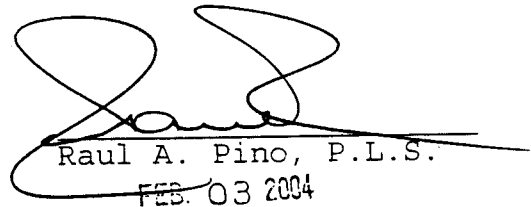
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

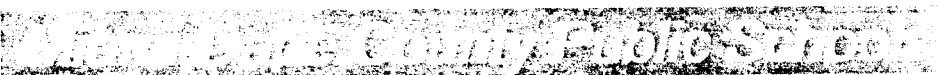
This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **46 PM** daily peak hour vehicle trips. The traffic distributions of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	A	A
9862	SW 167 Ave. s/o SW 216 St.	C	C
9932	SW 288 St. w/o US-1	D	D
9936	SW 296 St. w/o US-1	B	B
9938	SW 296 St. e/o SW 197 Ave.	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.


Raul A. Pino, P.L.S.
FEB. 03 2004

Date



giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

February 23, 2004

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Perez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

**Superintendent
of Schools**
Merrett R. Stierheim

Re: Estates of Biscayne, Inc. - Application No. 03-222 (CC14)
Northwest corner of SW 288 Street and 172 Avenue
Updated

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Avocado Elementary School, Homestead Middle School and South Dade Senior High School currently operating at 136%, 123% and 119% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Avocado Elementary School, Homestead Middle School and South Dade Senior High School to 138%, 124% and 120%, respectively (please see enclosed analysis).

Pursuant to the Interlocal, the District met with the applicant on December 4, 2003 and February 2, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Ms. Maria Teresa-Fojo
February 23, 2004
Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

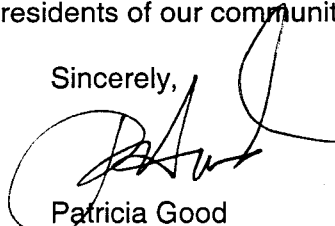
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 39-unit development is estimated to generate approximately \$95,472 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-2215
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Paul Bilton

**UPDATED
SCHOOL IMPACT REVIEW ANALYSIS**

APPLICATION: No. 03-222, Estates of Biscayne, Inc. (CC14)

REQUEST: Zone change from AU & GU to EU-M (2.5 units/acre)

ACRES: 20 acres

LOCATION: Northwest corner of SW 288 Street and SW 172 Avenue

UNITS: 35 additional units (4 units currently permitted under existing zoning classification, for a total of 39 units)

**ESTIMATED
STUDENT
POPULATION:** 23 students*

ELEMENTARY: 10

MIDDLE: 6

SENIOR: 7

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Avocado Elementary - 16969 SW 294 St.

MIDDLE: Homestead Middle - 650 NW 2 Ave.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

All schools are located in Access Center 6

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Avocado Elem	913/ 923*	591	154%/ 156%*	78	136%/ 138%*
Homestead Middle	1311/ 1317*	997	131%/ 132%*	67	123%/ 124%*
South Dade Sr.	2716/ 2723*	1821	149%/ 150%*	454	119%/ 120%*

* includes proposed development

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2003:

Avocado Elementary:

Access to computers:	In each classroom and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	"A" school and Youth Crime Watch School of the Year
Special Programs:	Before/After School Care and Enrichment Classes
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	Media Center
Teachers required to float/travel:	Art, Music, ESOL, Spanish S/SL and CCHL

Homestead Middle:

Access to computers:

In special computer labs and media center

Capital Improvements in the past school year:

None

Recognition for Academic Achievement:

Silver Award

Special Programs:

Tutoring

Lunch schedule:

Begins at 11:19 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium

Teachers required to float/travel:

Language Arts, ESOL, Math, Science and Geography

South Dade Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements in the past school year:

Media Center

Recognition for Academic Achievement:

FL School Recognition Program

Special Programs:

Vocational Classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

Storage Room, Math Office, Little Theater, Teacher's Lounge, Wrestling Room and Science Office

Teachers required to float/travel:

Spanish, History, Science, Social Studies Math, Business, English, Economics and Electives

PLANNED RELIEF SCHOOLS IN THE AREA (information as of February 2004):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Addition @ Avocado Elem. (275 student stations)	Planning	December 2005
State School "SS1" (Redland and Homestead Middle School Relief) (1506 student stations)	Planning	May 2007
State School "CCC1" (South Dade Sr. High School Replacement) (1445 additional student stations)	Planning	February 2008
State School "TTT" (unfunded) (South Dade, Homestead and Southridge Sr. High School Relief) (3599 student stations)	Feasibility Study (Funded)	

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$134,159.

CAPITAL COSTS: Based on the State's February-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	10 x	\$ 13,380	=	\$ 133,800
MIDDLE	6 x	\$ 15,340	=	\$ 92,040
SENIOR	7 x	\$ 20,300	=	\$ 142,100
Total Potential Capital Cost				\$ 367,940

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

	Applicant Name & Number	Location Address	Units/Students	Project	Staff Director/ Region/CI	Community Council/Date	Mayor's Office/ Comments
1	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 Def.-3/18/04	PENDING
8	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SW of SW 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

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ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

16	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	BCG PARTNERS, LLC #02-368	SEC of SW 192 Ave. and SW 304 St.	50 Units/ 32 Students	REDONDO ELEM-15 HOMESTEAD MID-8 SOUTH DADE SR-9	9/6 9/6 7/6	CC14 9/11/03	DENIED
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
25	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def. 4/14/04	PENDING

Note: There are two applications that are pending which would generate 56 students.

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	913	11	924	591	78	138%
CARIBBEAN ELEM	903	74	977	907	24	105%
LEISURE CITY ELEMID	1808	6	1814	899	67	188%
MIAMI HEIGHTS ELEM	1237	17	1254	256	158	303%
REDLAND ELEM	1102	42	1144	857	0	133%
REDONDO ELEM	719	2	721	597	0	0%
SOUTH MIAMI HEIGHTS ELEM	753	110	863	798	71	99%
ELEMENTARY TOTALS	7435	262	7697	4905	398	145%
HOMESTEAD MID	1311	6	1317	997	67	124%
LEISURE CITY ELEMID	1808	4	1812	899	67	188%
MAYS MID	1114	87	1201	957	45	120%
REDLAND MID	1736	22	1758	1144	25	150%
MIDDLE TOTALS	5969	119	6088	3997	204	145%
MIAMI SOUTHRIDGE SR	3857	76	3933	2670	309	132%
SOUTH DADE SR	2716	35	2751	1821	454	121%
SENIOR HIGH TOTALS	6573	111	6684	4491	763	127%

TOTAL	19977	492	20469	13393	1365	139%
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21

**CHARTER SCHOOLS
2002-2003**

REV. 6-12-03

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Lelsure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

• Grade levels for school year 2002-2003

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

(Rev. 3/21/03)

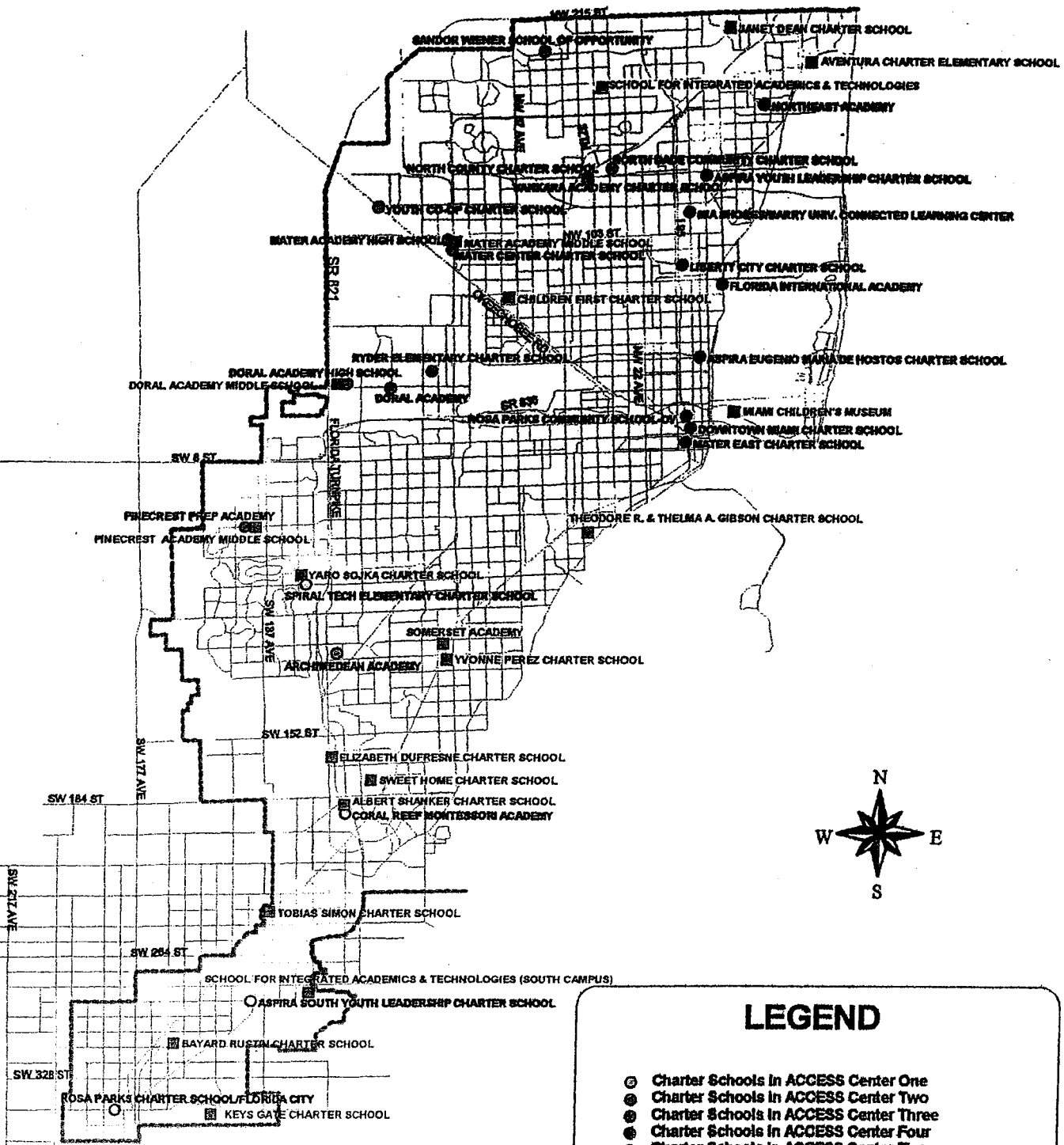
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	I
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	II
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	II
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	III
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	575	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	IV

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. & 164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Solja Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI


*temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

Applications received for the 2009-2010 school year		
Charter School	Number of Schools	Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	1	750
Coral Gables Community Charter School	1	600
Miami-Dade Charter Foundation	6	5,400
Miami-Dade Charter Schools, Inc.	2	3,200
Miami-Shores Charter High School	1	600
Somerset Academy	8	8,600
Balere Language Academy	1	450
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School (West Hialeah Academy)	1	800
Charter Academy of Excellence	1	600
Total applications: 14	27	24,150

Charter Schools by ACCESS Center



LEGEND

- Charter Schools in ACCESS Center One
 - Charter Schools in ACCESS Center Two
 - Charter Schools in ACCESS Center Three
 - Charter Schools in ACCESS Center Four
 - Charter Schools in ACCESS Center Five
 - Charter Schools in ACCESS Center Six
 - Urban Development Boundary 2005
- Amajor.shp
-  New Charter Schools approved to open for the 2003-2004 School Year



MIAMI-DADE FIRE RESCUE
Planning & Capital Improvements Bureau
ZONING COMMENTS

Hearing Number: 203-222 Rev # 2

Plans: ☒ Yes ☐ No Request: _____

Location: N of SW 288 St. + W of SW 172nd Ave.

Recommendation: Approved ☒
Approved with conditions ☐*
Approved with no change from previous submittal _____
Denial ☐
Defer to DIC comments ☐

*

Estimated number of alarms generated annually by application: 10

If there is an impact, below is the service availability:

Station District 6 Grid 2531 (DU)SF 39 Occupancy Type 1

Impact of additional calls on closest station: ☐ No Impact
☐ Minimal Impact
☒ Moderate Impact
☐ Severe Impact

Planned Service to Mitigate:

Service	Location	Year to be Completed
<u>HAFRB</u>	<u>HAFRB Vicinity</u>	<u>2010</u>

☐ None

THIS REVIEW IS FOR SERVICE IMPACT AND SERVICE AVAILABILITY ONLY AND DOES NOT CONSTITUTE NOR IMPLY SITE PLAN APPROVAL.

ALL SITE PLANS MUST BE REVIEWED AND APPROVED BY THE MIAMI-DADE FIRE RESCUE FIRE WATER & ENGINEERING BUREAU LOCATED AT 11805 SW 26 ST. BASED UPON THAT REVIEW, SITE PLANS MAY NEED MODIFICATION TO COMPLY WITH LIFE-SAFETY STANDARDS.

Reviewed by: Barbara J. Matthews
Barbara J. Matthews

Phone: (786) 331-4542

Date: 2/25/04
Revised 1/23/04 BJM

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Estates of Biscayne, INC.

APPLICANT

Northwest corner of SW 288 ST and
SW 172 AVE, Miami-Dade County,
Florida

ADDRESS

05/11/2004

DATE

03-222

HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of January 11, 2004

DISCLOSURE OF INTEREST

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Estates of Biscayne, Inc.

NAME AND ADDRESS

Percentage of Stock

Lewis V. Swezy

100%

5709 NW 158 Street, Miami Lakes, Fl 33014

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS

Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS

Percent of Ownership

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____


If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

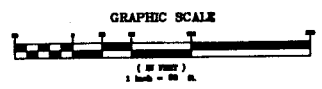
Signature: _____
(Applicant)

Sworn to and subscribed before me this 4th day of August, 2003 Affiant is personally known to me or has produced _____ as identification.

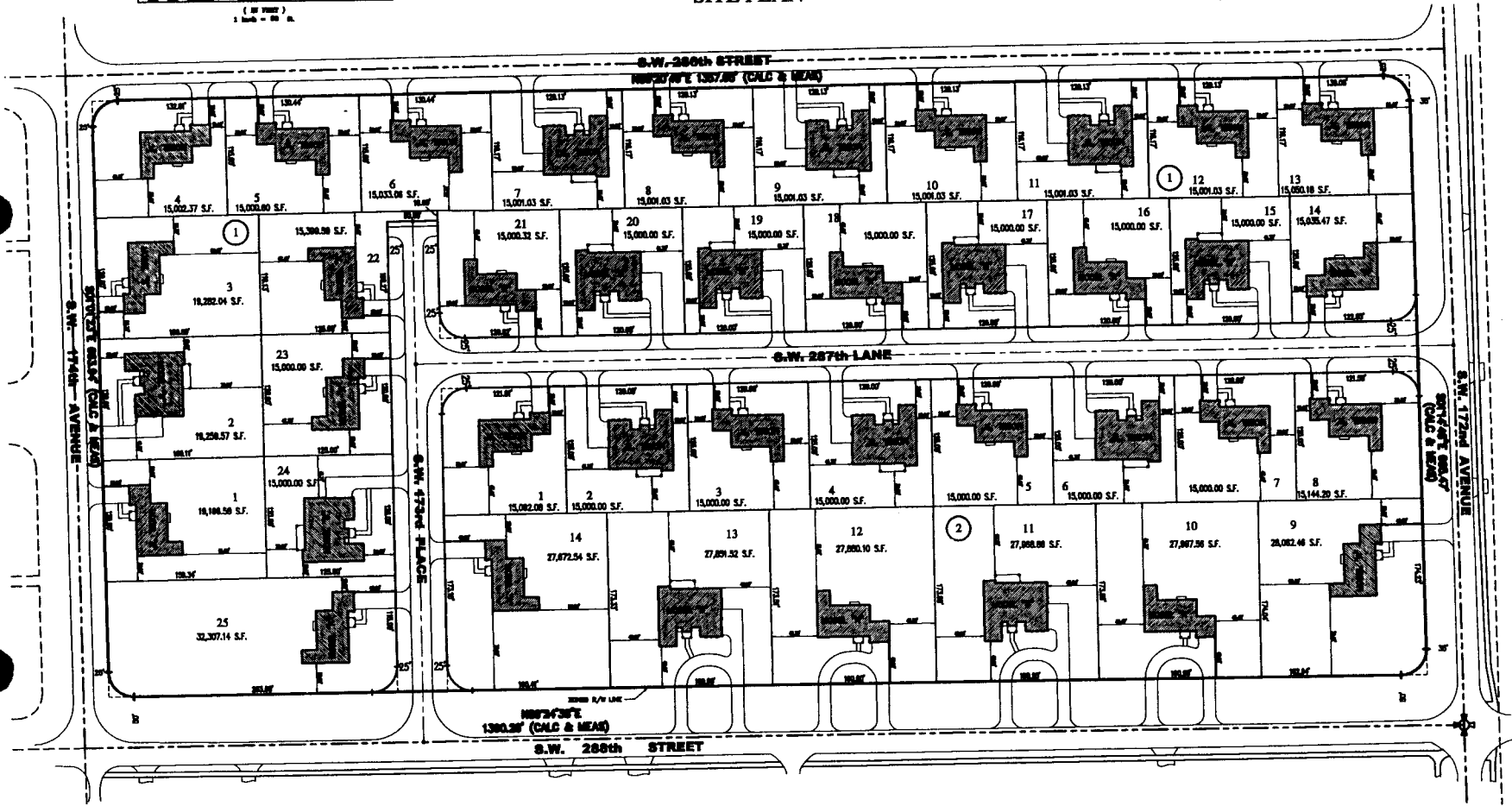
[Signature]
(Notary Public)


My commission expires _____

*Disclosure shall not be required for: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



"Estates of Biscayne" SITE PLAN

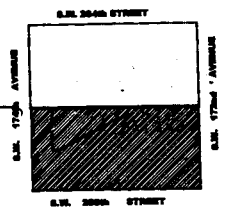


SITE DATA TABLE:

GROUND AREA	26.11 AC.
PROPOSED ALIGN DEDICATIONS	5.77 AC.
NET AREA	20.34 AC.
TOTAL AC OF LOTS	17.87 AC.
MINIMUM DENSITY	1.00 LOTS / AC.
LOT AREA	15,000 S.F.
MIN. ALLOWED	15,000 S.F.
MIN. PROVIDED	15,000 S.F.
LOT DIMENSIONS	MINIMUM 120' x 120'
PROVIDED	120' x 120'
DEPTH	MINIMUM 120' x 120'
PROVIDED	120' x 120'
SETBACKS	MINIMUM 20' x 20'
PROVIDED	20' x 20'
SIDE SETBACKS	MINIMUM 10' x 10'
PROVIDED	10' x 10'
REAR SETBACKS	MINIMUM 10' x 10'
PROVIDED	10' x 10'

LOT FRONTAGE TABLE

LOT No.	TYPE OF LOT	MIN. REQ.	PROVIDED	LOT No.	TYPE OF LOT	MIN. REQ.	PROVIDED
1	RECTILINEAR	120'	120.00'	1	RECTILINEAR	120'	120.00'
2	RECTILINEAR	120'	120.00'	2	RECTILINEAR	120'	120.00'
3	RECTILINEAR	120'	120.00'	3	RECTILINEAR	120'	120.00'
4	RECTILINEAR	120'	120.00'	4	RECTILINEAR	120'	120.00'
5	RECTILINEAR	120'	120.00'	5	RECTILINEAR	120'	120.00'
6	RECTILINEAR	120'	120.00'	6	RECTILINEAR	120'	120.00'
7	RECTILINEAR	120'	120.00'	7	RECTILINEAR	120'	120.00'
8	RECTILINEAR	120'	120.00'	8	RECTILINEAR	120'	120.00'
9	RECTILINEAR	120'	120.00'	9	RECTILINEAR	120'	120.00'
10	RECTILINEAR	120'	120.00'	10	RECTILINEAR	120'	120.00'
11	RECTILINEAR	120'	120.00'	11	RECTILINEAR	120'	120.00'
12	RECTILINEAR	120'	120.00'	12	RECTILINEAR	120'	120.00'
13	RECTILINEAR	120'	120.00'	13	RECTILINEAR	120'	120.00'
14	RECTILINEAR	120'	120.00'	14	RECTILINEAR	120'	120.00'
15	RECTILINEAR	120'	120.00'	15	RECTILINEAR	120'	120.00'
16	RECTILINEAR	120'	120.00'	16	RECTILINEAR	120'	120.00'
17	RECTILINEAR	120'	120.00'	17	RECTILINEAR	120'	120.00'
18	RECTILINEAR	120'	120.00'	18	RECTILINEAR	120'	120.00'
19	RECTILINEAR	120'	120.00'	19	RECTILINEAR	120'	120.00'
20	RECTILINEAR	120'	120.00'	20	RECTILINEAR	120'	120.00'
21	RECTILINEAR	120'	120.00'	21	RECTILINEAR	120'	120.00'
22	RECTILINEAR	120'	120.00'	22	RECTILINEAR	120'	120.00'
23	RECTILINEAR	120'	120.00'	23	RECTILINEAR	120'	120.00'
24	RECTILINEAR	120'	120.00'	24	RECTILINEAR	120'	120.00'
25	RECTILINEAR	120'	120.00'	25	RECTILINEAR	120'	120.00'



LOCATION MAP
S.E. 1/2 OF S.W. 1/4 SECTION 00-07-30

FORAL ARCHITECTURE & LANDSCAPE, INC.
1001 N.W. 8th Avenue, 2nd Floor
MIAMI, FLORIDA 33132
PH: (305) 477-4422
FAX: (305) 477-4423
L.S. No. 0007

REV.	DATE	DESCRIPTION
1	12-11-03	AS PER DASH COUNTY / P. & Z. COMMISSION
2	01-28-04	AS PER DASH COUNTY COMMISSION / LUTE FRONTING TO S.E. 28TH STREET

ESTATES OF BISCAYNE

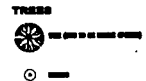
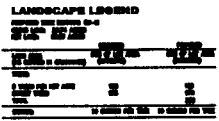
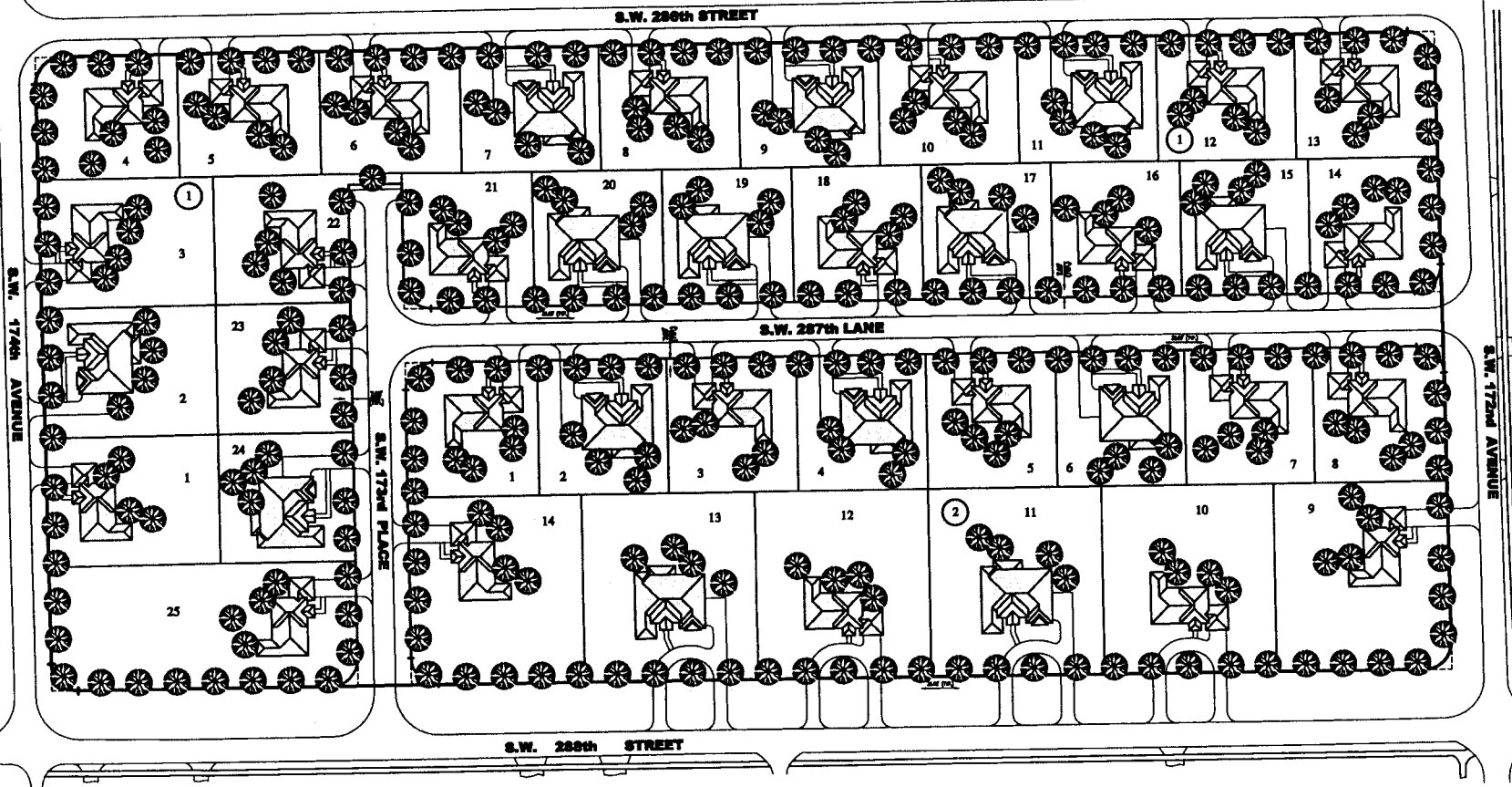
SITE PLAN
SITE PLAN, LOCATION MAP AND SITE DATA TABLE
SWEEZY PROPERTY

DATE: 00-13-2003
PROJECT NO: 03-085-1100
1

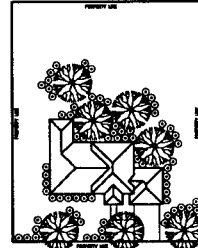


"Estates of Biscayne"

LANDSCAPE PLAN



TREE SCHEDULE			
NO.	SYM.	QTY.	REMARKS
1	FL.	10	FLORIDA PALM
2	FL.	10	FLORIDA PALM
3	FL.	10	FLORIDA PALM
SHRUB SCHEDULE			
NO.	SYM.	QTY.	REMARKS
1	FL.	10	FLORIDA PALM
2	FL.	10	FLORIDA PALM
GROUND COVER (LOW GROWING PLANTS)			
NO.	SYM.	QTY.	REMARKS
1	FL.	10	FLORIDA PALM
LAWN SCHEDULE			
NO.	SYM.	QTY.	REMARKS
1	FL.	10	FLORIDA PALM



TYPICAL LOT DETAIL
(N.T.S.)

FORD, ARMSTRONG & HANCOCK, INC.
1001 F. & M. AVENUE, SUITE 100
MIAMI, FLORIDA 33137
TEL: (305) 477-4472
FAX: (305) 477-4472
L.S. No. 000

RECORD OF REVISION			
NO.	DATE	DESCRIPTION	BY
1	12-11-00	AS PER DDC COUNTY # 1 & 2 COMMENTS	AL
2	04-24-01	AS PER DDC COUNTY COMMENTS / LOTS 1 THROUGH 10 N.T.S. (SEE SHEET)	AL

ESTATES OF BISCAIYNE

LANDSCAPE PLAN

LANDSCAPE PLAN AND LEGEND

SWEZEY PROPERTY

DATE: 08-13-2003

03-085-1100

L-1

33

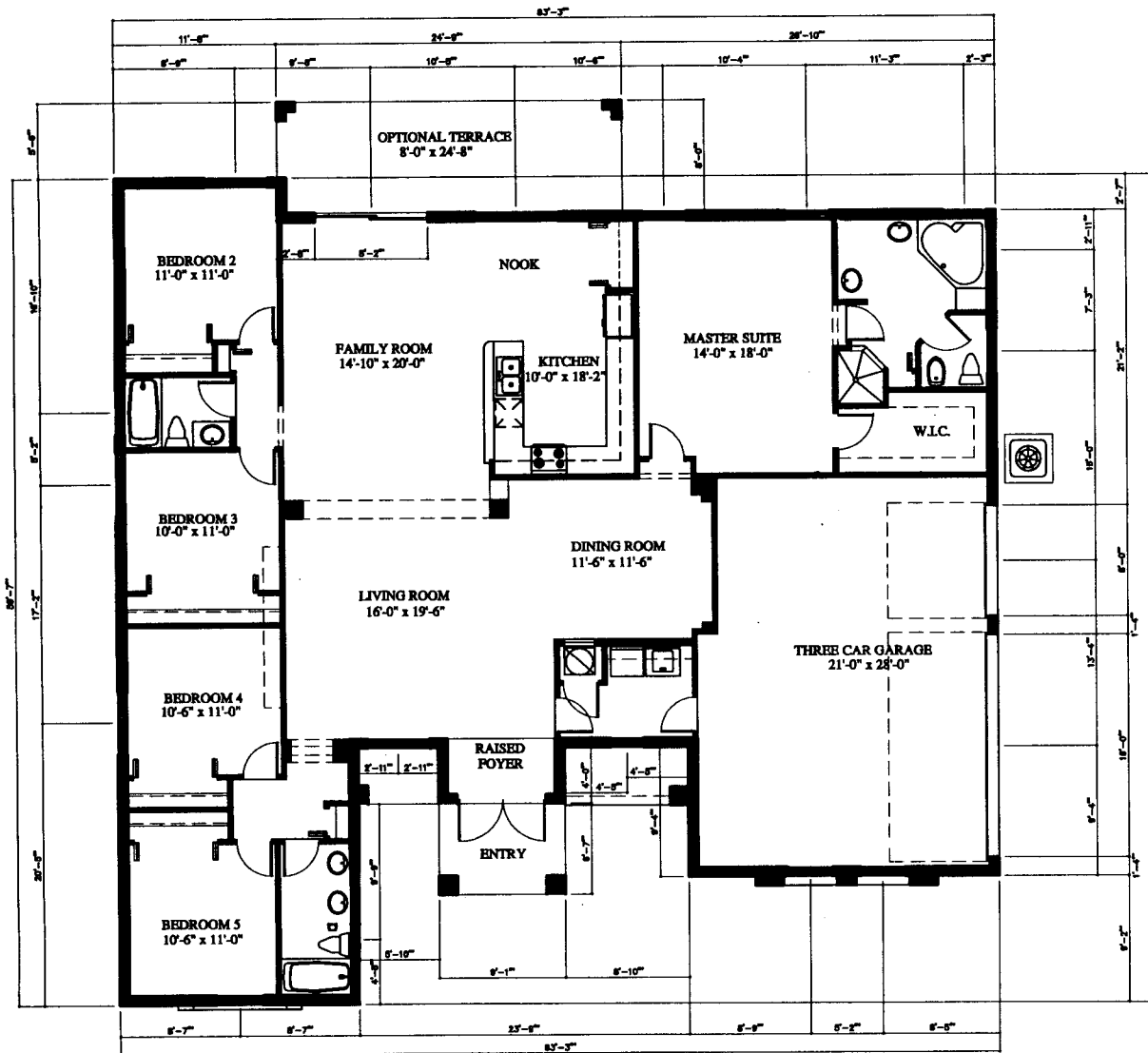


FORD, ARMENTEROS & MANLY, INC.
1800 N.W. 9th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6072
FAX (305) 476-3005
L.O. No. 1857

ESTATES OF BISCAWAYNE			
SITE PLAN			
DATE ISSUED	ARCHITECTURAL PLAN - MODEL "A" - FLOOR PLAN		
ISSUED BY	Swazy Property, Inc.		
DATE ORDERED	PROJECT NUMBER	MATERIALS PROVIDED BY SOUTHERN NAME IS DATE	

DATE	14 th = 1-0 th
DATE IN	J. Lopez
DATE OUT	<input type="checkbox"/>
DATE IN	
DATE	08-18-03
DATE IN	03-085
DATE	A-1
	or 3

"Estates of Biscayne" ARCHITECTURAL PLAN - MODEL "B"



MODEL "B"
FLOOR PLAN
SCALE: 1/4" = 1'-0"



FORD, ARCHITECTURAL & SURVEY, INC.
1000 N.W. 80th AVENUE, 2ND FLOOR
MIAMI, FLORIDA 33172
TEL: (305) 474-4471
FAX: (305) 474-4472
L.S. No. 1887

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

REV.	DATE	DESCRIPTION
1	12-11-03	AS PER LAND COUNTY / F. & S. COMMENTS
2	01-28-04	AS PER LAND COUNTY COMMENTS / LOTS PROPERTY TO S.W. CORNER STREET
3	01-28-04	AS PER LAND COUNTY COMMENTS / LOTS PROPERTY TO S.W. CORNER STREET

DATE	BY	DESCRIPTION
03-08-05	J. Lopez	03-08-05

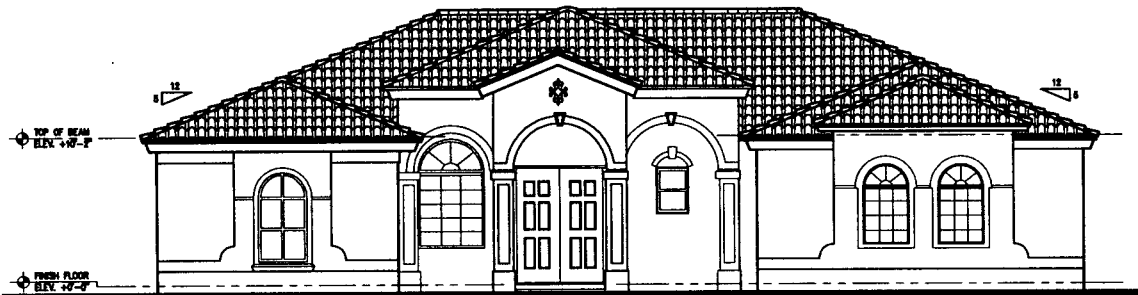
ESTATES OF BISCAYNE
SITE PLAN
ARCHITECTURAL PLAN - MODEL "B" - FLOOR PLAN
Swazy Property, Inc.
03-08-05
A-2

35

"Estates of Biscayne" ARCHITECTURAL PLAN - ELEVATIONS



MODEL "A"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



MODEL "B"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

FOR, ARCHITECTS & ENGINEERS, INC.
1000 N.W. 10th Avenue, 3rd Floor
MIAMI, FLORIDA 33137
TEL: (305) 477-8071
FAX: (305) 475-3065
L.A. No. 0007

REVISIONS

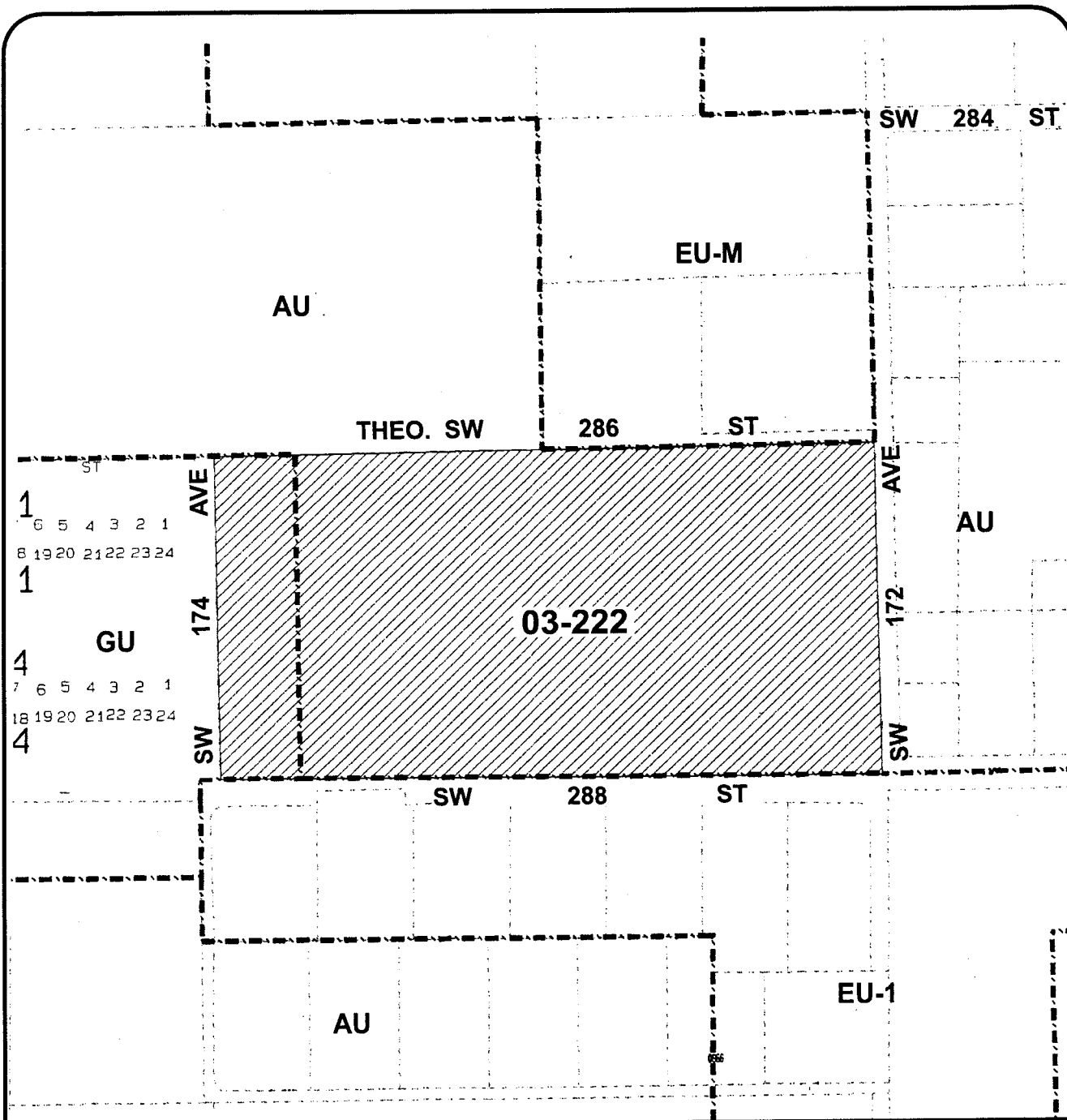
NO.	DATE	DESCRIPTION
1	10-11-03	AS PER DANCE COUNTY / F. & S. COMMENTS
2	10-20-03	AS PER DANCE COUNTY COMMENTS / LOTS FRINGING TO S.E. 30th STREET

RECORD OF REVISION	
NO.	DATE
1	10-11-03
2	10-20-03

ESTATES OF BISCAYNE

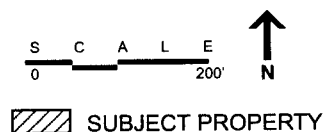
SITE PLAN
ARCHITECTURAL PLAN - ELEVATIONS
Swezy Property, Inc.
1000 N.W. 10th Avenue, 3rd Floor
MIAMI, FLORIDA 33137

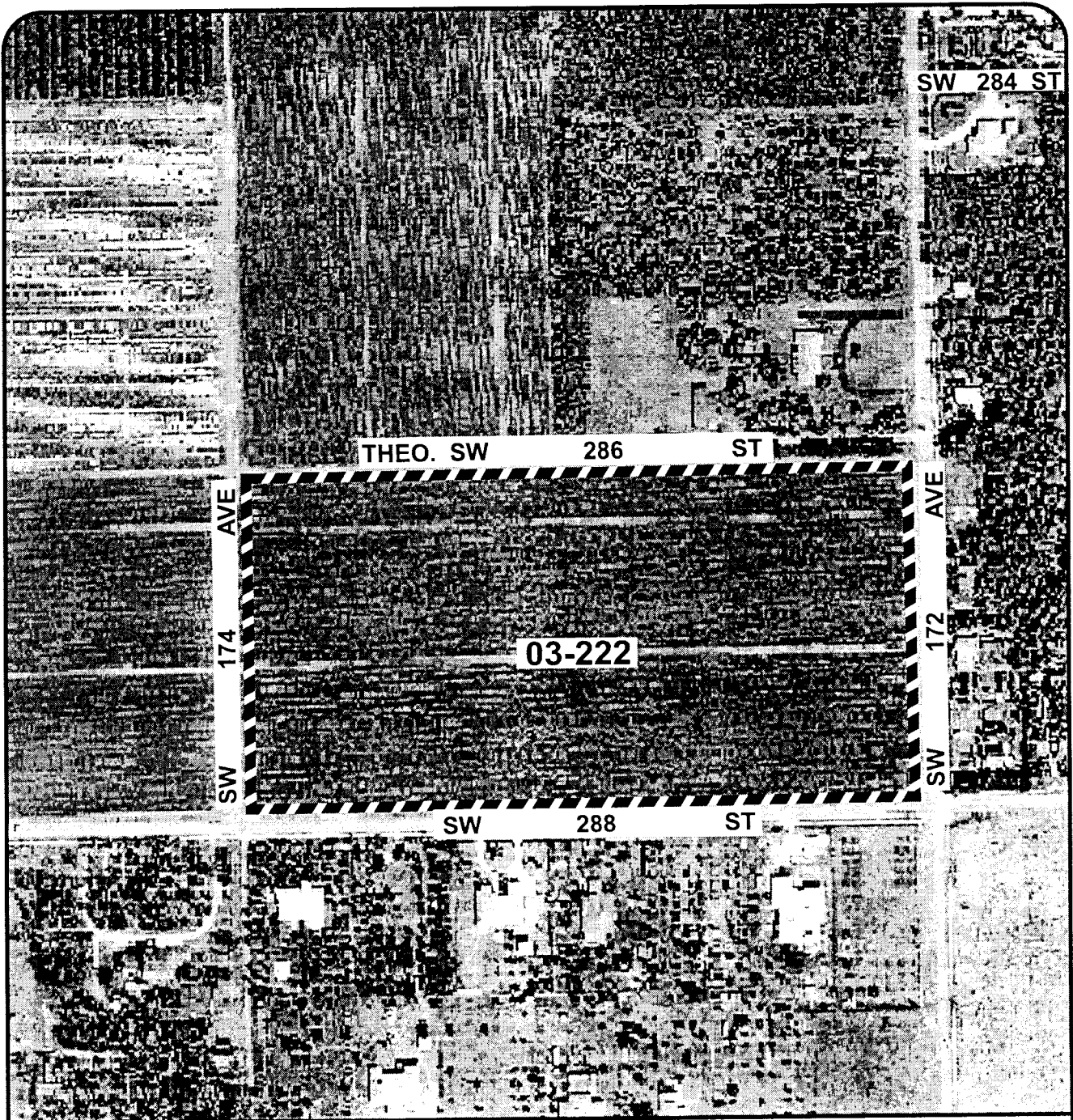
1/4" = 1'-0"
J. Lopez
03-085
A-3



MIAMI-DADE COUNTY HEARING MAP

Section: 06 Township: 57 Range: 39
 Process Number: 03-222
 Applicant: ESTATES OF BISCAYNE, INC.
 District Number: 08
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200'





MIAMI-DADE COUNTY
AERIAL

Section: 06 Township: 57 Range: 39
Process Number: 03-222
Applicant: ESTATES OF BISCAVNE, INC.
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale:

SCALE
0 NTS N

 SUBJECT PROPERTY



A. ESTATES OF BISCAYNE, INC.
(Applicant)

04-2-CZ14-1 (03-222)
Area 14/District 8
Hearing Date: 4/14/04

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐/ lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: ESTATES OF BISCAYNE, INC.

REPRESENTATIVE(S): Paul Milton

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
04-2-CZ14-1 (03-222)	FEBRUARY 11, 2004	CZAB14- -04

REQUESTS: AU & GU to EU-M

DEPT. REC: APPROVAL SUBJECT TO ACCEPTANCE OF PROFFERED COVENANT

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> Entire Application	<input type="checkbox"/> ITEMS _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>April 14, 2004</u> <input type="checkbox"/> W/Leave To Amend
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT
	<input type="checkbox"/> WITH STD. CONDITIONS	<input type="checkbox"/> PER D.I.C.
<input type="checkbox"/> OTHER:		

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER	/		
MS.		Mabel G. DIJKSTRA	/		
VICE-CHAIRMAN		Don JONES	/		
MR.	S	Curtis LAWRENCE (C.A.)	/		
MR.		Charlie MCGAREY	/		
DR.	M	Patricia WADE	/		
CHAIRMAN		Wilbur B. BELL	/		

VOTE: 7 to 0

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: Ron Bernstein

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Estates of Biscayne, Inc.

PH: Z03-222 (04-2-CZ14-1)

SECTION: 6-57-39

DATE: April 14, 2004

COMMISSION DISTRICT: 8

ITEM NO.: A

A. INTRODUCTION

o **REQUEST:**

AU & GU to EU-M

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from AU, Agricultural District and GU, Interim District, to EU-M, Estate Modified District.

o **LOCATION:**

The northwest corner of S.W. 288 Street & theoretical S.W. 172 Avenue, Miami-Dade County, Florida.

o **SIZE:** 20.74 acres.

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **estate density residential**. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU & GU; vacant

Residential, estate density, 1 to 2.5 dua

Surrounding Properties:

NORTH: AU & EU-M; vacant and
single family residences

Residential, estate density, 1 to 2.5 dua

SOUTH: EU-1; single family residences
and vacant

Residential, estate density, 1 to 2.5 dua

EAST: AU; single family residences

Residential, estate density, 1 to 2.5 dua

WEST: GU; vacant

Residential, estate density, 1 to 2.5 dua

The subject property is primarily zoned AU, and is located in a square mile section which has traditionally been agriculturally utilized. Said section is now, however designated by the Comprehensive Development Master Plan (CDMP) for estate density residential use and is gradually transitioning to residential uses.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:

Acceptable

Location of Buildings:

Acceptable

Compatibility:

Acceptable

Landscape Treatment:

N/A

Open Space:

Acceptable

Buffering:

N/A

Access:

Acceptable

Parking Layout/Circulation:

Acceptable

Visibility/Visual Screening:

Acceptable

Energy Considerations:

N/A

Roof Installations:

N/A

Service Areas:

N/A

Signage:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into

consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	23 Students

H. ANALYSIS:

This application was deferred from the February 11, 2004 meeting of Community Zoning Appeals Board – 14 at the request of the applicant to allow additional time to meet with neighbors. The applicant is seeking to rezone the property from AU, Agricultural District and GU, Interim District, to EU-M, Estate Modified District. Said property is located at the northwest corner of S.W. 288 Street and S.W. 172 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has stated that this application meets traffic concurrency criteria for an initial development order. This application will generate 46 PM daily peak hour vehicle trips, which will not exceed the acceptable levels of service of nearby roadways, which are "A", "B", "C", and "D". The **Public Works Department** has **no objections** to this application. **Miami-Dade Public Schools** has determined that the approval of this application would result in a student population of 10 Elementary School students, 6 Middle School students, and 7 Senior High School students, for a total of 23 students. Said increase in school population would increase the FISH (Florida Inventory of School Houses) utilization of Avocado Elementary School, Homestead Middle School, and South Dade Senior High School to 138%, 124%, and 120 %, respectively. The District met with the applicant on December 4, 2003, and on February 2, 2004, to discuss the impact of the proposed development on public schools. The District has stated that the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation over and above impact fees.

This application would permit the applicant to provide additional housing for the community. The Master plan, which designates this site for Estate Density residential use,

would permit a maximum density of 2.5 units per gross acre for a maximum of 51 residential units. EU-M requires a minimum lot area of 15,000 square feet, at a density of 2.42 units per acre, or a maximum of 50 residential units on this parcel.

The subject property is primarily zoned AU, with its westerly minor portion being zoned GU, and is located in a square mile section which has traditionally been agriculturally utilized. Said section is designated by the Comprehensive Development Master Plan (CDMP) for estate density residential use and is gradually transitioning to residential uses. The GU zoned land to the west of the subject property is vacant. The AU zoned land which abuts approximately the west half of the north border of the subject parcel is also vacant. The EU-M zoned land which abuts approximately the east half of the north border of the subject site is developed with two single family residences. The AU zoned land to the east of the subject property is developed with three (3) single family residences. Four (4) of the seven (7) lots to the south of the subject property, which are zoned EU-1, are developed with single family residences. The applicant has worked with staff and has submitted revised plans which indicate the development of the property with 39 single family residences at a density of 1.88 units per gross acre. This number of proposed units is consistent with the CDMP and the revised plans have been redesigned with particular sensitivity to the existing EU-1 lots to the south. These plans indicate the development of the southern portion of the subject property with seven (7) lots, which is an exact match up with the neighboring seven (7) EU-1 lots to the south. The applicant has stated that a covenant will be proffered to tie the development to the aforementioned plans.

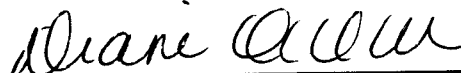
The requested zone change to EU-M and the number of units proposed by the applicant are **consistent** with the **CDMP**. The revised plans represent a harmonious blending of proposed residences with existing residences in the vicinity and are, therefore, **compatible** with the surrounding area. Accordingly, staff recommends the approval of EU-M zoning subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

Approval of the rezoning to EU-M, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED: 01/22/04
DATE TYPED: 01/22/04
DATE REVISED: 01/30/04, 02/04/04, 03/15/04, 3/31/04
DATE FINALIZED: 03/31/04
DO'QW:AJT:MTF:DBM


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

TO: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: August 20, 2003

SUBJECT: #Z2003000222
Estates of Biscayne, Inc.
NW corner of SW 288th Street and SW
172nd Avenue
DBC from AU and GU to EU-M
(AU/GU) (20 Ac.)
06-57-39

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

The closest public water main is located approximately 2,400 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public water; therefore DERM shall require connection to the public water supply system.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 3,600 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sewers; therefore, DERM shall require that any development on the site be connected to the public sanitary sewer system.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an

interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply,

8

wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Estates of Biscayne, Inc.

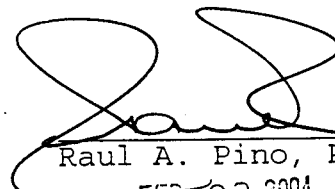
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **46 PM** daily peak hour vehicle trips. The traffic distributions of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	A	A
9862	SW 167 Ave. s/o SW 216 St.	C	C
9932	SW 288 St. w/o US-1	D	D
9936	SW 296 St. w/o US-1	B	B
9938	SW 296 St. e/o SW 197 Ave.	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.


Raul A. Pino, P.L.S.
FEB. 03 2004

Date



Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

February 23, 2004

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Perez
Dr. Solomon C. Stinson

**Superintendent
of Schools**
Merrett R. Stierheim

Re: Estates of Biscayne, Inc. - Application No. 03-222 (CC14)
Northwest corner of SW 288 Street and 172 Avenue
Updated

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Avocado Elementary School, Homestead Middle School and South Dade Senior High School currently operating at 136%, 123% and 119% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Avocado Elementary School, Homestead Middle School and South Dade Senior High School to 138%, 124% and 120%, respectively (please see enclosed analysis).

Pursuant to the Interlocal, the District met with the applicant on December 4, 2003 and February 2, 2004, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Ms. Maria Teresa-Fojo
February 23, 2004
Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

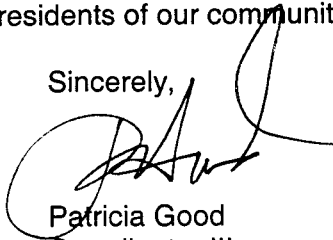
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 39-unit development is estimated to generate approximately \$95,472 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-2215
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Paul Bilton

**UPDATED
SCHOOL IMPACT REVIEW ANALYSIS**

APPLICATION: No. 03-222, Estates of Biscayne, Inc. (CC14)

REQUEST: Zone change from AU & GU to EU-M (2.5 units/acre)

ACRES: 20 acres

LOCATION: Northwest corner of SW 288 Street and SW 172 Avenue

UNITS: 35 additional units (4 units currently permitted under existing zoning classification, for a total of 39 units)

**ESTIMATED
STUDENT
POPULATION:** 23 students*

ELEMENTARY: 10

MIDDLE: 6

SENIOR: 7

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Avocado Elementary - 16969 SW 294 St.

MIDDLE: Homestead Middle - 650 NW 2 Ave.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

All schools are located in Access Center 6

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2003:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Avocado Elem	913/ 923*	591	154%/ 156%*	78	136%/ 138%*
Homestead Middle	1311/ 1317*	997	131%/ 132%*	67	123%/ 124%*
South Dade Sr.	2716/ 2723*	1821	149%/ 150%*	454	119%/ 120%*

* includes proposed development

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2003:

Avocado Elementary:

Access to computers:

In each classroom and media center

Capital Improvements in the past school year:

None

Recognition for Academic Achievement:

"A" school and Youth Crime Watch School of the Year

Special Programs:

Before/After School Care and Enrichment Classes

Lunch schedule:

Begins at 10:15 a.m.

Non-instructional space utilized for instructional purposes:

Media Center

Teachers required to float/travel:

Art, Music, ESOL, Spanish S/SL and CCHL

Homestead Middle:

Access to computers:

In special computer labs and media center

Capital Improvements in the past school year:

None

Recognition for Academic Achievement:

Silver Award

Special Programs:

Tutoring

Lunch schedule:

Begins at 11:19 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium

Teachers required to float/travel:

Language Arts, ESOL, Math, Science and Geography

South Dade Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements in the past school year:

Media Center

Recognition for Academic Achievement:

FL School Recognition Program

Special Programs:

Vocational Classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

Storage Room, Math Office, Little Theater, Teacher's Lounge, Wrestling Room and Science Office

Teachers required to float/travel:

Spanish, History, Science, Social Studies Math, Business, English, Economics and Electives

PLANNED RELIEF SCHOOLS IN THE AREA (information as of February 2004):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Addition @ Avocado Elem. (275 student stations)	Planning	December 2005
State School "SS1" (Redland and Homestead Middle School Relief) (1506 student stations)	Planning	May 2007
State School "CCC1" (South Dade Sr. High School Replacement) (1445 additional student stations)	Planning	February 2008
State School "TTT" (unfunded) (South Dade, Homestead and Southridge Sr. High School Relief) (3599 student stations)	Feasibility Study (Funded)	

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$134,159.

CAPITAL COSTS: Based on the State's February-2004 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	10	x	\$ 13,380	=	\$ 133,800
MIDDLE	6	x	\$ 15,340	=	\$ 92,040
SENIOR	7	x	\$ 20,300	=	\$ 142,100

Total Potential Capital Cost	\$ 367,940
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

Application Number	Applicant Name	Location Address	Units/Students	Neighborhood	Staff Review	Community Review/Date	Final Decision
1	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
2	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
3	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
4	ADE INVESTMENT PROPERTIES, INC. #03-181	SEC of SW 292 St. and SW 180 Ave.	5 Units/ 3 Students	AVOCADO ELEM-1 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 10/28/03	APPROVED
5	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14 10/28/03	DENIED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	FRV DEVELOPMENT #03-150	N of SW 184 St. E of SW 109 Ave.	50 Units/ 33 Students	PINE LAKE ELEM-15 RICHMOND HGHTS. MID-8 SOUTHRIDGE SR-10	9/7 7/6 9/6	CC14 Def.-3/18/04	PENDING
8	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
9	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
10	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
11	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
12	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

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ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

16	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
17	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 12/18/03	APPROVED
18	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
19	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
20	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
21	BCG PARTNERS, LLC #02-368	SEC of SW 192 Ave. and SW 304 St.	50 Units/ 32 Students	REDONDO ELEM-15 HOMESTEAD MID-8 SOUTH DADE SR-9	9/6 9/6 7/6	CC14 9/11/03	DENIED
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	PALMA FAMILY TRUST, ET AL #03-209	S of SW 208 St. and btwn SW 132 and 134 Ave.	49 Units/ 32 Students	CARIBBEAN ELEM-15 MAYS MID-8 SOUTHRIDGE SR-9	9/6 7/6 9/6	CC14 1/14/04	APPROVED
24	U-HAUL COMPANY OF FL #03-207	NWC of SW 137 Ave. and SW 169 St.	37 Units/ 21 Students	REDLAND ELEM-10 REDLAND MID-5 SOUTH DADE SR-6	7/6 7/6 7/6	CC14 2/11/04	APPROVED
25	ESTATES OF BISCAYNE, INC. #03-222	NWC of SW 288 St. and 172 Ave.	35 Units/ 23 Students	AVOCADO ELEM-10 HOMESTEAD MID-6 SOUTH DADE SR-7	7/6 9/6 7/6	CC14 Def. 4/14/04	PENDING

Note: There are two applications that are pending which would generate 56 students.

ZONING REPORT
(APPLICATIONS REVIEWED SINCE JANUARY 2001)
CC14

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT SEATINGS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE UTILIZATION (INCLUDING RELOCATABLE)
AVOCADO ELEM	913	11	924	591	78	138%
CARIBBEAN ELEM	903	74	977	907	24	105%
LEISURE CITY ELEMID	1808	6	1814	899	67	188%
MIAMI HEIGHTS ELEM	1237	17	1254	256	158	303%
REDLAND ELEM	1102	42	1144	857	0	133%
REDONDO ELEM	719	2	721	597	0	0%
SOUTH MIAMI HEIGHTS ELEM	753	110	863	798	71	99%
ELEMENTARY TOTALS	7435	262	7697	4905	398	145%
HOMESTEAD MID	1311	6	1317	997	67	124%
LEISURE CITY ELEMID	1808	4	1812	899	67	188%
MAYS MID	1114	87	1201	957	45	120%
REDLAND MID	1736	22	1758	1144	25	150%
MIDDLE TOTALS	5989	119	6088	3997	204	145%
MIAMI SOUTHRIDGE SR	3857	76	3933	2670	309	132%
SOUTH DADE SR	2716	35	2751	1821	454	121%
SENIOR HIGH TOTALS	6573	111	6684	4491	763	127%

TOTAL	19977	492	20469	13393	1365	139%
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**CHARTER SCHOOLS
2002-2003**

REV. 6-12-03

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7168	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6026	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8380 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Lelsure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

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Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

• Grade levels for school year 2002-2003

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

(Rev. 3/21/03)

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	I
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	II
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	II
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	III
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	575	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	IV

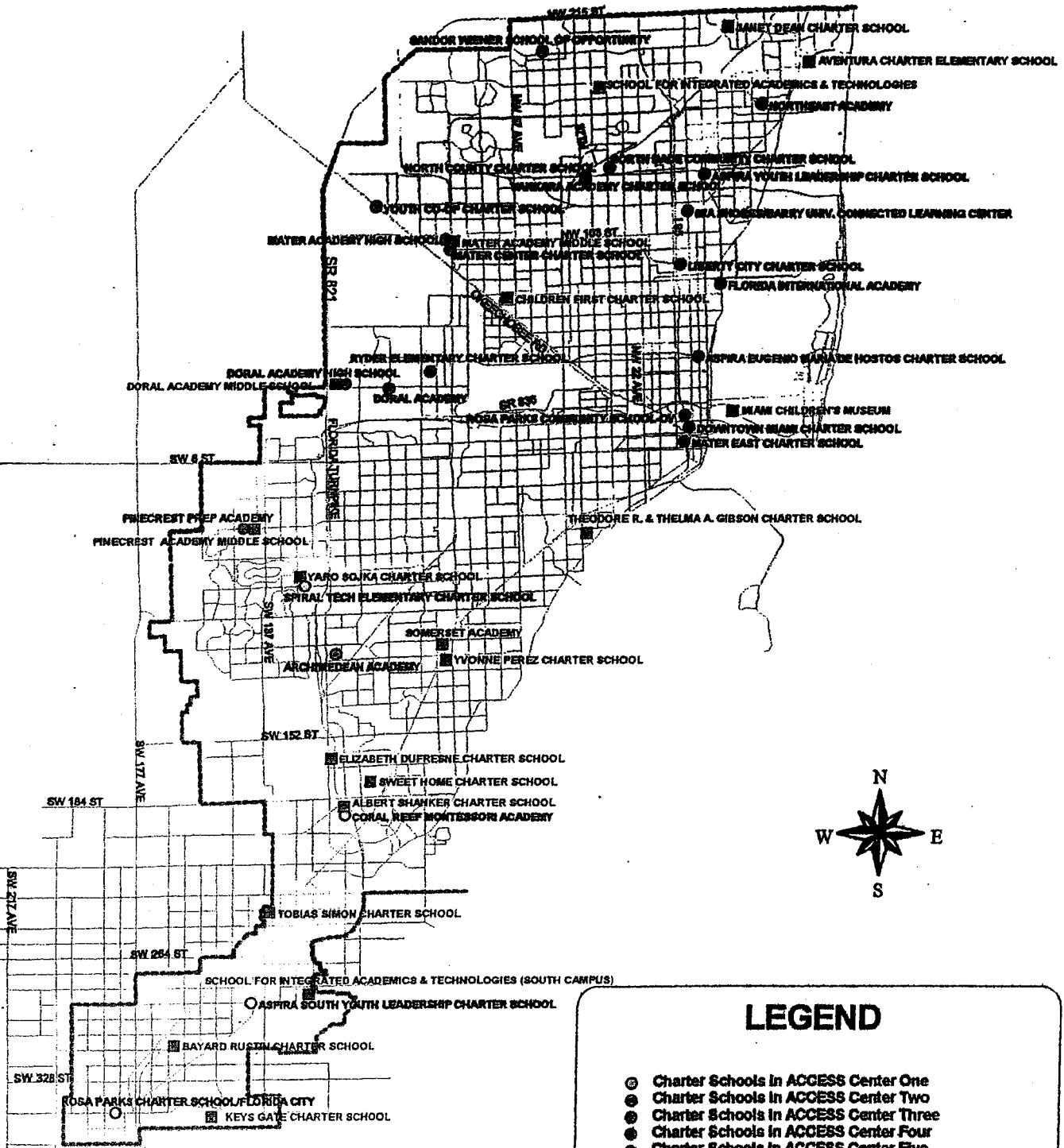
32

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. & 164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Solja Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

Applications for Charter Schools for the subsequent years		
Charter School	Number of Schools	Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	1	750
Coral Gables Community Charter School	1	600
Miami-Dade Charter Foundation	6	5,400
Miami-Dade Charter Schools, Inc.	2	3,200
Miami-Shores Charter High School	1	600
Somerset Academy	8	8,600
Balere Language Academy	1	450
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School (West Hialeah Academy)	1	800
Charter Academy of Excellence	1	600
Total applications: 14	27	24,150

Charter Schools by ACCESS Center





MIAMI-DADE FIRE RESCUE
Planning & Capital Improvements Bureau
ZONING COMMENTS

Hearing Number: 203-222 Rev # 2

Plans: ☒ Yes ☐ No Request: _____

Location: N of SW 288 St. + W of SW 172nd Ave.

Recommendation: ☒ Approved
☐ Approved with conditions
☐ Approved with no change from previous submittal
☐ Denial
☐ Defer to DIC comments

Estimated number of alarms generated annually by application: 10

If there is an impact, below is the service availability:

Station District 6 Grid 2531 (DU)SF 39 Occupancy Type 1

Impact of additional calls on closest station: ☐ No Impact
☐ Minimal Impact
☒ Moderate Impact
☐ Severe Impact

Planned Service to Mitigate:

Service	Location	Year to be Completed
<u>HAFRB</u>	<u>HAFRB Vicinity</u>	<u>2010</u>

☐ None

THIS REVIEW IS FOR SERVICE IMPACT AND SERVICE AVAILABILITY ONLY AND DOES NOT CONSTITUTE NOR IMPLY SITE PLAN APPROVAL.

ALL SITE PLANS MUST BE REVIEWED AND APPROVED BY THE MIAMI-DADE FIRE RESCUE FIRE WATER & ENGINEERING BUREAU LOCATED AT 11805 SW 26 ST. BASED UPON THAT REVIEW, SITE PLANS MAY NEED MODIFICATION TO COMPLY WITH LIFE-SAFETY STANDARDS.

Reviewed by: *Barbara J. Matthews*
Barbara J. Matthews

Phone: (786) 331-4542

Date: 2/25/04
Revised 1/23/04 BJM

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TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Estates of Biscayne, INC.

APPLICANT

4/14/04

DATE

Northwest corner of SW 288 ST and
SW 172 AVE, Miami-Dade County,
Florida

ADDRESS

03-222

HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of January 11, 2004

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Estates of Biscayne, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Lewis V. Swezy</u>	<u>100%</u>
<u>5709 NW 158 Street, Miami Lakes, Fl 33014</u>	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
--	------------------------

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

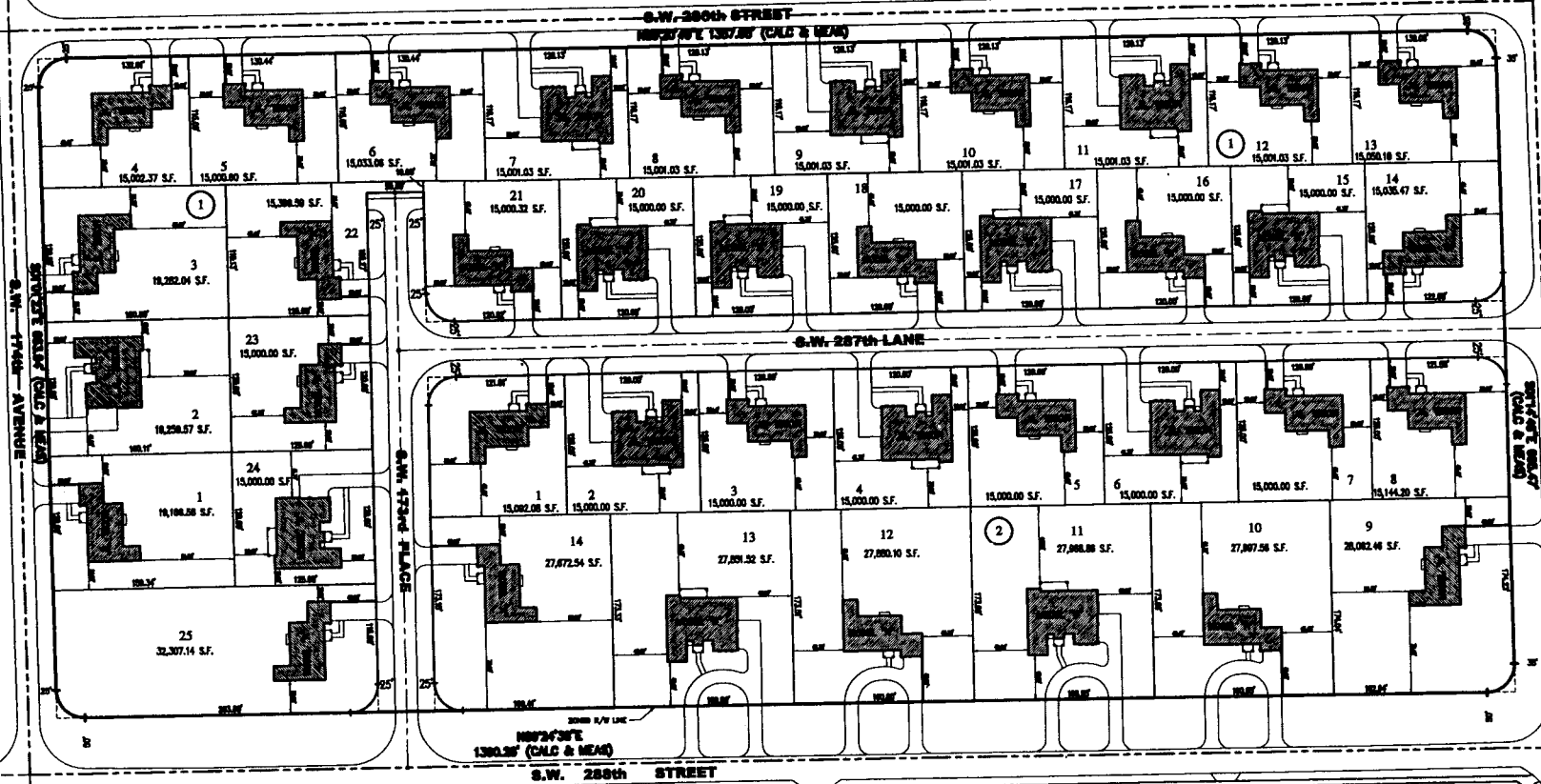
Signature: _____
(Applicant)

Sworn to and subscribed before me this 4th day of August, 2003 Affiant is personally known to me or has produced _____ as identification.

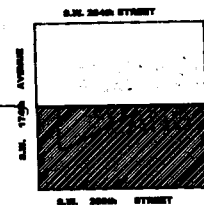
Carol E. Castillo
(Notary Public)

My commission expires _____

*Disclosure shall not be required for any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



LOT #	TYPE OF LOT	MIL REQ.	PROVIDED	LOT #	TYPE OF LOT	MIL REQ.	PROVIDED
1	RECTILINEAR	139'	139.88'	1	RECTILINEAR	139'	139.88'
2	RECTILINEAR	139'	139.88'	2	RECTILINEAR	139'	139.88'
3	RECTILINEAR	139'	139.88'	3	RECTILINEAR	139'	139.88'
4	RECTILINEAR	139'	139.88'	4	RECTILINEAR	139'	139.88'
5	RECTILINEAR	139'	139.88'	5	RECTILINEAR	139'	139.88'
6	RECTILINEAR	139'	139.88'	6	RECTILINEAR	139'	139.88'
7	RECTILINEAR	139'	139.88'	7	RECTILINEAR	139'	139.88'
8	RECTILINEAR	139'	139.88'	8	RECTILINEAR	139'	139.88'
9	RECTILINEAR	139'	139.88'	9	RECTILINEAR	139'	139.88'
10	RECTILINEAR	139'	139.88'	10	RECTILINEAR	139'	139.88'
11	RECTILINEAR	139'	139.88'	11	RECTILINEAR	139'	139.88'
12	RECTILINEAR	139'	139.88'	12	RECTILINEAR	139'	139.88'
13	RECTILINEAR	139'	139.88'	13	RECTILINEAR	139'	139.88'
14	RECTILINEAR	139'	139.88'	14	RECTILINEAR	139'	139.88'
15	RECTILINEAR	139'	139.88'	15	RECTILINEAR	139'	139.88'
16	RECTILINEAR	139'	139.88'	16	RECTILINEAR	139'	139.88'
17	RECTILINEAR	139'	139.88'	17	RECTILINEAR	139'	139.88'
18	RECTILINEAR	139'	139.88'	18	RECTILINEAR	139'	139.88'
19	RECTILINEAR	139'	139.88'	19	RECTILINEAR	139'	139.88'
20	RECTILINEAR	139'	139.88'	20	RECTILINEAR	139'	139.88'
21	RECTILINEAR	139'	139.88'	21	RECTILINEAR	139'	139.88'
22	RECTILINEAR	139'	139.88'	22	RECTILINEAR	139'	139.88'
23	RECTILINEAR	139'	139.88'	23	RECTILINEAR	139'	139.88'
24	RECTILINEAR	139'	139.88'	24	RECTILINEAR	139'	139.88'



LOCATION MAP:

SCALE 1"=300'

903-222
2004

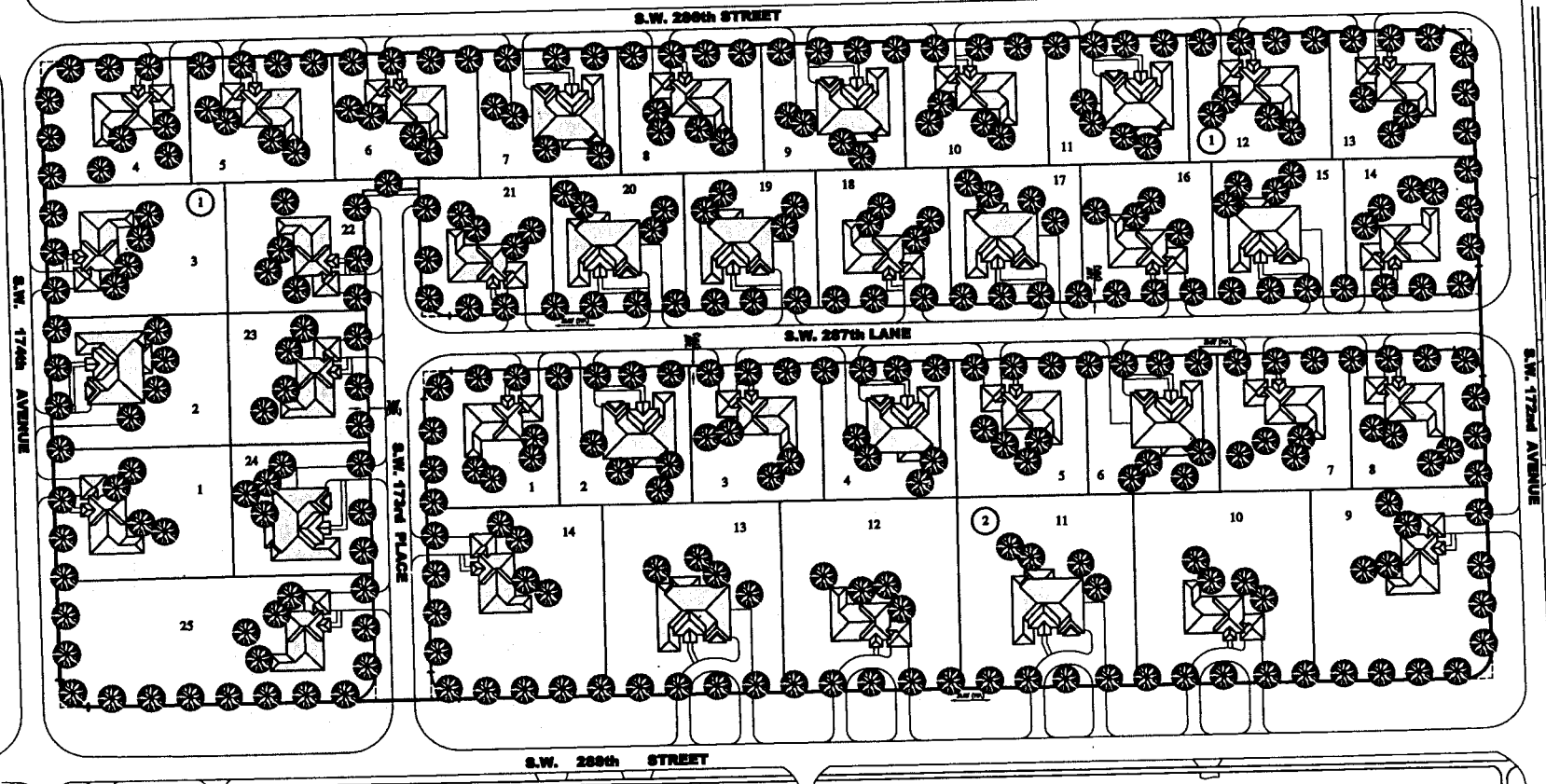
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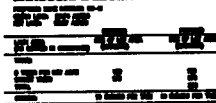
04

"Estates of Biscayne"

LANDSCAPE PLAN



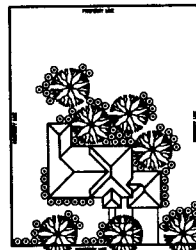
LANDSCAPE LEGEND



TREES



TREE SCHEDULE			
1	10' DBH	10'	10'
2	12' DBH	12'	12'
3	14' DBH	14'	14'
SHRUB SCHEDULE			
1	10' DBH	10'	10'
2	12' DBH	12'	12'
GROUND COVER (LOW GROWING PLANTS)			
1	10' DBH	10'	10'
2	12' DBH	12'	12'
LAWN SCHEDULE			
1	10' DBH	10'	10'



TYPICAL LOT DETAIL
(1/2)

FORD, AMERSON & WILCOX, INC.
1000 N.W. 10th Avenue, 10th Floor
Miami, Florida 33132
TEL: (305) 477-0422
FAX: (305) 477-0422
L.S. No. 1007

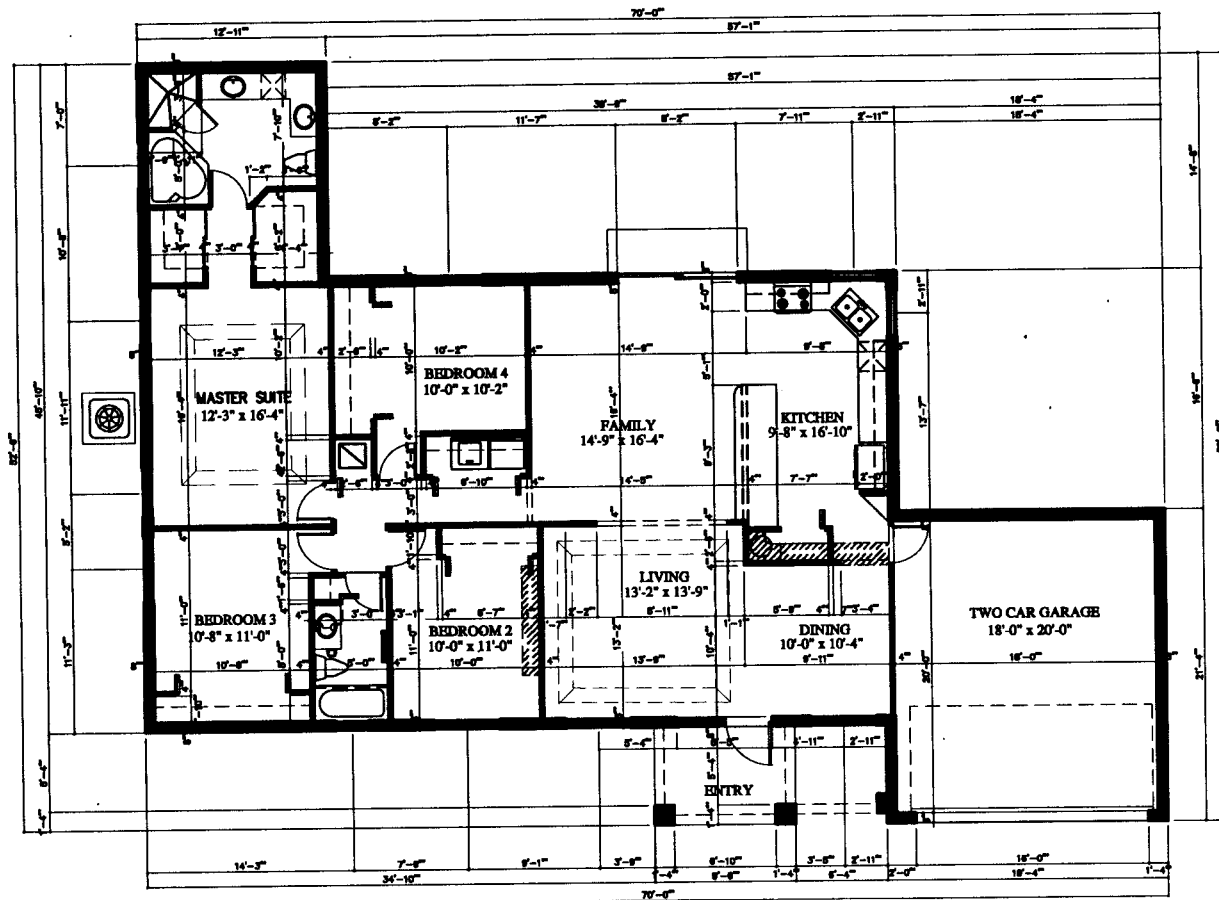
RECORD OF REVISION

NO.	DATE	DESCRIPTION
1	12-11-13	AS PER DANCE QUANTITY P. 2 & 3 COMMENTS
2	01-28-14	AS PER DANCE QUANTITY COMMENTS / LOT 1000 TO S.W. 172nd STREET

ESTATES OF BISCAIYNE
LANDSCAPE PLAN
LANDSCAPE PLAN AND LEGEND
SWEEZY PROPERTY
SECTION 1, TOWNSHIP 26 NORTH, RANGE 28 EAST
DADE COUNTY, FLORIDA

As Shown
J.L.E.
06-15-2003
03-085-1100
L-1

"Estates of Biscayne"
ARCHITECTURAL PLAN - MODEL "A"



MODEL "A"
FLOOR PLAN
SCALE: 1/4" = 1'-0"



RECORD OF REVISION			
NO.	DATE	DESCRIPTION	BY (A/E)
1	12-15-03	AS PER BASE COUNTY / JUNE PERMITTED TO S.S. JUNE 2003	A.L.

ESTATES OF BISCAYNE	
SITE PLAN	ARCHITECTURAL PLAN - MODEL "A" - FLOOR PLAN
SWEEZY PROPERTY, INC.	DESIGNED BY: SWEEZY PROPERTY, INC.

1/4" = 1'-0"

J. Loggia

03-085

A-1

3

33



THE UNIVERSITY OF CHICAGO PRESS

RECORD OF REVISION						BY APP.
	No.	DATE	DESCRIPTION			
1		10-11-41	AS PER SAID COUNTY / P. & Z. COMMISSION	-L	S.A.	
2		8-28-42	AS PER SAID COUNTY COMMISSION / LOTS ADJUSTED TO U.S. BIRTH CERT	-L	S.A.	

ESTATES OF BISCAYNE

SITE PLAN
ARCHITECTURAL PLAN - MODEL "B" - FLOOR PLAN
Sweazy Property, Inc.

[illegible]

14" = 1'-0"

08-18-03

03-085

A-2

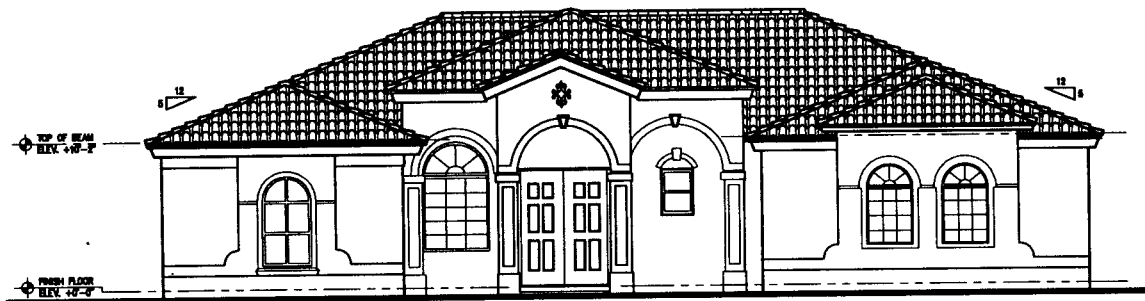
3

4

"Estates of Biscayne" ARCHITECTURAL PLAN - ELEVATIONS



MODEL "A"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



MODEL "B"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

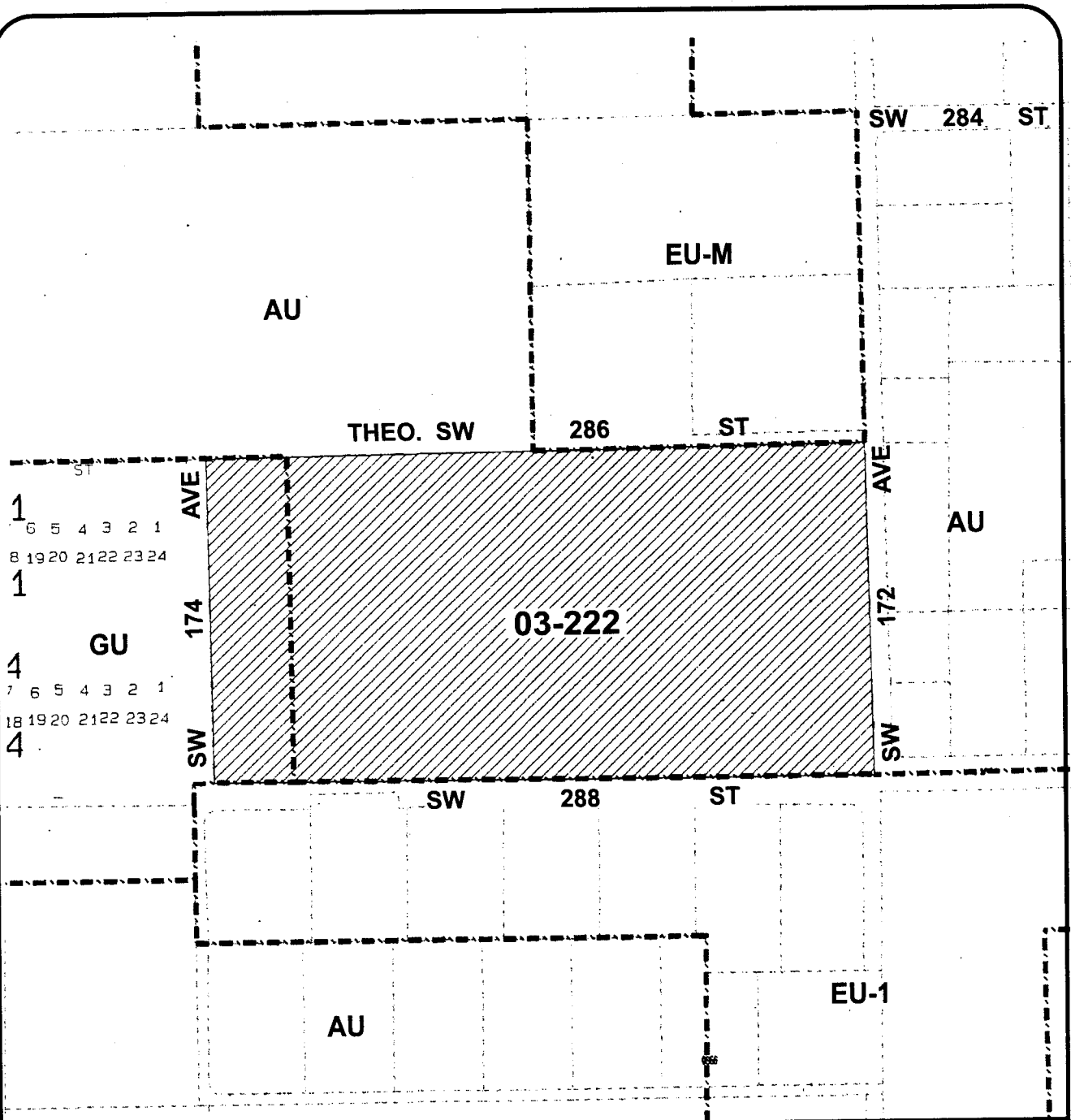
FOR, ARCHITECT & LANDSCAPE, INC.
1000 N.W. 10th Avenue, 2nd Floor
MIAMI, FLORIDA 33132
TEL: (305) 477-8021
FAX: (305) 477-3000
L.A. No. 007

RECORD OF REVISION

NO.	DATE	DESCRIPTION
1	12-21-03	AS PER DIME COUNTY / F. A. S. COMMENTS
2	01-28-04	AS PER DIME COUNTY COMMENTS / LOTS PROPOSED TO S.E. BAYVIEW STREET

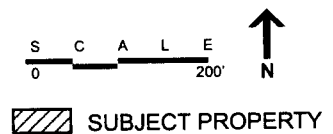
ESTATES OF BISCAYNE
SITE PLAN
ARCHITECTURAL PLAN - ELEVATIONS
J. Lopez
Shirley Property, Inc.
3000 N.W. 10th Avenue, 2nd Floor
MIAMI, FLORIDA 33132

1/4" = 1'-0"
J. Lopez
03-085
A-3
3

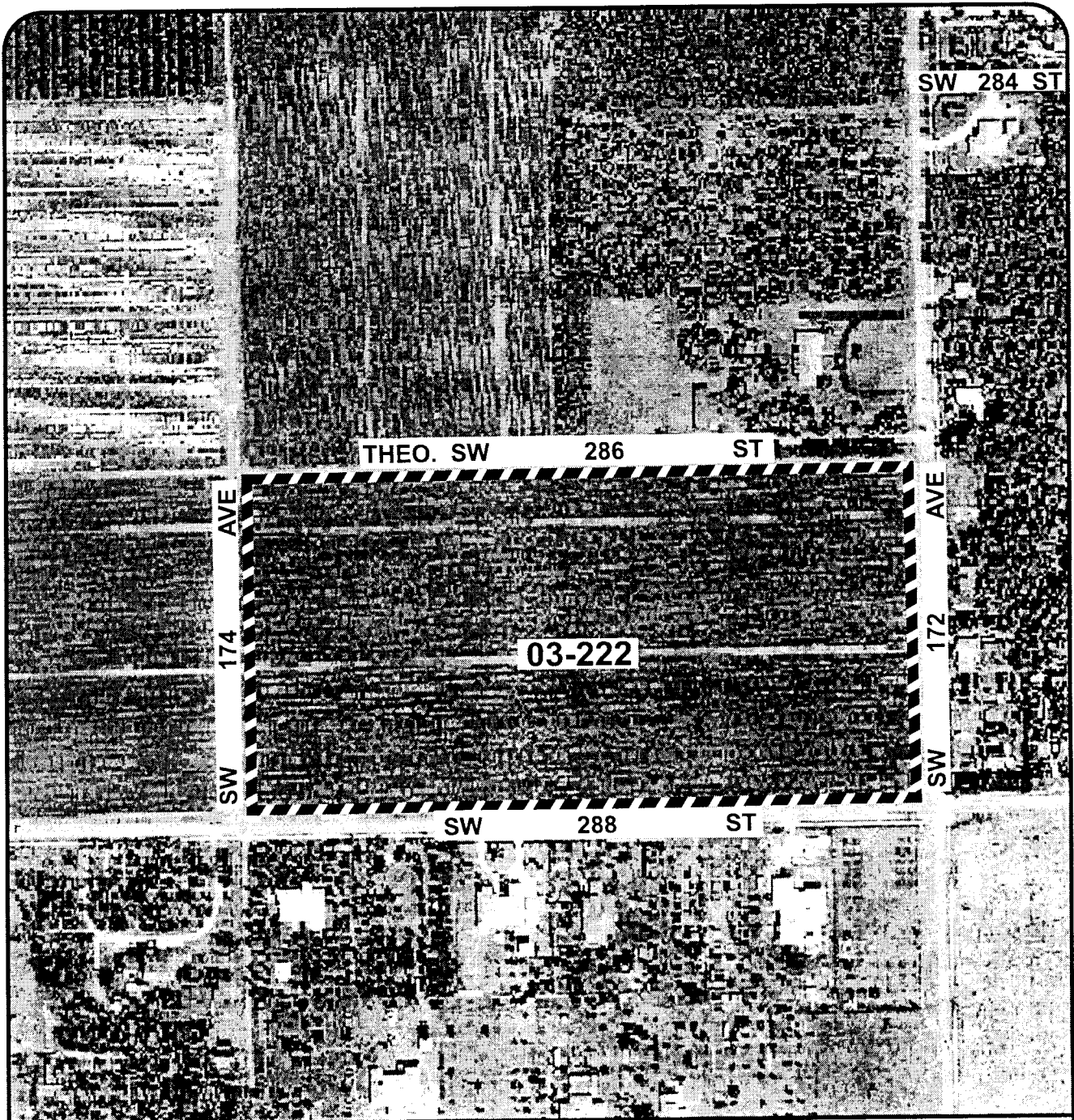


MIAMI-DADE COUNTY HEARING MAP

Section: 06 Township: 57 Range: 39
 Process Number: 03-222
 Applicant: ESTATES OF BISCAVNE, INC.
 District Number: 08
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200'

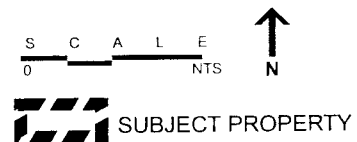


35



MIAMI-DADE COUNTY
AERIAL

Section: 06 Township: 57 Range: 39
Process Number: 03-222
Applicant: ESTATES OF BISCAYNE, INC.
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale:



1. ESTATES OF BISCAYNE, INC.
(Applicant)

04-2-CZ14-1 (03-222)
Area 14/District 8
Hearing Date: 2/11/04

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐/ lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Estates of Biscayne, Inc.

PH: Z03-222 (04-2-CZ14-1)

SECTION: 6-57-39

DATE: February 11, 2004

COMMISSION DISTRICT: 8

ITEM NO.: 1

A. INTRODUCTION

o **REQUEST:**

AU & GU to EU-M

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from AU, Agricultural District and GU, Interim District, to EU-M, Estate Modified District.

o **LOCATION:**

The northwest corner of S.W. 288 Street & theoretical S.W. 172 Avenue, Miami-Dade County, Florida.

o **SIZE:** 20.74 acres.

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **estate density residential**. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU & GU; vacant	Residential, estate density, 1 to 2.5 dua
<u>Surrounding Properties:</u>	
NORTH: AU & EU-M; vacant and single family residences	Residential, estate density, 1 to 2.5 dua
SOUTH: EU-1; single family residences and vacant	Residential, estate density, 1 to 2.5 dua
EAST: AU; single family residences	Residential, estate density, 1 to 2.5 dua
WEST: GU; vacant	Residential, estate density, 1 to 2.5 dua

The subject property is primarily zoned AU, and is located in a square mile section which has traditionally been agriculturally utilized. Said section is now, however designated by the Comprehensive Development Master Plan (CDMP) for estate density residential use and is gradually transitioning to residential uses.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	Acceptable
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into

consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	23 Students

H. ANALYSIS:

The applicant is seeking to rezone the property from AU, Agricultural District and GU, Interim District, to EU-M, Estate Modified District. Said property is located at the northwest corner of S.W. 288 Street and S.W. 172 Avenue, Miami-Dade County, Florida.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The Public Works Department has stated that this application meets traffic concurrency criteria for an initial development order. This application will generate 46 PM daily peak hour vehicle trips, which will not exceed the acceptable levels of service of nearby roadways, which are "A", "B", "C", and "D". The **Public Works Department** has **no objections** to this application. **Miami-Dade Public Schools** has determined that the approval of this application would result in a student population of 10 Elementary School students, 6 Middle School students, and 7 Senior High School students, for a total of 23 students. Said increase in school population would increase the FISH (Florida Inventory of School Houses) utilization of Avocado Elementary School, Homestead Middle School, and South Dade Senior High School to 138%, 124%, and 120 %, respectively. The District met with the applicant on December 4, 2003 to discuss the impact of the proposed development on public schools. The District has stated that it will advise the County in writing in the event the applicant and the District formalize a mitigation option to address school issues.

This application would permit the applicant to provide additional housing for the community. The Master plan, which designates this site for Estate Density residential use, would permit a maximum density of 2.5 units per gross acre for a maximum of 51

residential units. EU-M requires a minimum lot area of 15,000 square feet, at a density of 2.42 units per acre, or a maximum of 50 residential units on this parcel.

The subject property is primarily zoned AU, with its westerly minor portion being zoned GU, and is located in a square mile section which has traditionally been agriculturally utilized. Said section is designated by the Comprehensive Development Master Plan (CDMP) for estate density residential use and is gradually transitioning to residential uses. The GU zoned land to the west of the subject property is vacant. The AU zoned land which abuts approximately the west half of the north border of the subject parcel is also vacant. The EU-M zoned land which abuts approximately the east half of the north border of the subject site is developed with two single family residences. The AU zoned land to the east of the subject property is developed with three (3) single family residences. Four (4) of the seven (7) lots to the south of the subject property, which are zoned EU-1, are developed with single family residences. The applicant has worked with staff and has submitted revised plans which indicate the development of the property with 39 single family residences at a density of 1.88 units per gross acre. This number of proposed units is consistent with the CDMP and the revised plans have been redesigned with particular sensitivity to the existing EU-1 lots to the south. These plans indicate the development of the southern portion of the subject property with seven (7) lots, which is an exact match up with the neighboring seven (7) EU-1 lots to the south. The applicant has stated that a covenant will be proffered to tie the development to the aforementioned plans.


The requested zone change to EU-M and the number of units proposed by the applicant are **consistent** with the **CDMP**. The revised plans represent a harmonious blending of proposed residences with existing residences in the vicinity and are, therefore, **compatible** with the surrounding area. Accordingly, staff recommends the approval of EU-M zoning subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:**

Approval of the rezoning to EU-M, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 01/22/04
DATE TYPED: 01/22/04
DATE REVISED: 01/30/04, 02/04/04
DATE FINALIZED: 02/04/04
DO'QW:AJT:MTF:DBM


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: August 20, 2003

SUBJECT: #Z2003000222

C-14
Estates of Biscayne, Inc.
NW corner of SW 288th Street and SW
172nd Avenue
DBC from AU and GU to EU-M
(AU/GU) (20 Ac.)
06-57-39

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Water Supply:

The closest public water main is located approximately 2,400 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public water; therefore DERM shall require connection to the public water supply system.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 3,600 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sewers; therefore, DERM shall require that any development on the site be connected to the public sanitary sewer system.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an

interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply,

wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Estates of Biscayne, Inc.

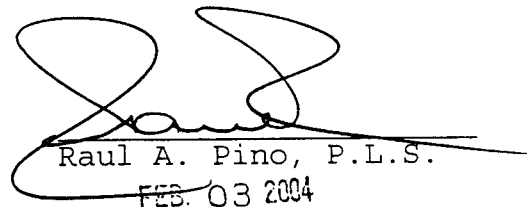
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **46 PM** daily peak hour vehicle trips. The traffic distributions of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9212	Krome Ave. n/o SW 288 St.	A	A
9862	SW 167 Ave. s/o SW 216 St.	C	C
9932	SW 288 St. w/o US-1	D	D
9936	SW 296 St. w/o US-1	B	B
9938	SW 296 St. e/o SW 197 Ave.	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.


Raul A. Pino, P.L.S.
FEB. 03 2004

Date

MIAMI-DADE FIRE RESCUE DEPARTMENT
ZONING COMMENTS

0-14

Hearing Number: 203-222 Rev #1.

Service Impact: ☐ Yes ☐ No

Plans: ☒ Yes ☐ No

Request: _____

Location: _____

RECEIVED
JAN 09 2004
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

Recommendation: Approved _____
Approved with conditions _____
Approved with no change from previous submittal ☒ _____
Denial _____
Defer to DIC comments _____

* _____

Estimated number of alarms generated annually by application: _____

If there is an impact, below is the service availability:

Station District _____ Grid _____ DU/SF _____ Occupancy Type _____

Impact of additional calls on closest station: ☐ Minimal Impact.

☐ Moderate Impact.

Planned Service in the area:

Service

Location

Year to be
Completed

☐ None

ACCESS:

Description of Concern(s):

- ☐ Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- ☐ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- ☐ Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)
- ☐ Fire Engineering & Water Supply Bureau site plan review and approval required prior to time of permit.

OTHER CONCERN(S):

Reviewed by:

Barbara J. Matthews
Barbara J. Matthews

Phone:

(786) 331-4542

Date:

1/5/04

Revised 11/24/03 per BJM

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Estates of Biscayne, INC.

APPLICANT

Northwest corner of SW 288 ST and
SW 172 AVE, Miami-Dade County,
Florida

ADDRESS

02/11/2004

DATE

03-222

HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of January 11, 2004

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Estates of Biscayne, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Lewis V. Swezy</u>	<u>100%</u>
<u>5709 NW 158 Street, Miami Lakes, Fl 33014</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 4th day of August, 2003 Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)
#DD 054376
COMMISSION EXPIRES November 12, 2005
NOTARY PUBLIC STATE OF FLORIDA

My commission expires _____

*Disclosure shall not be required for any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

GRAPHIC SCALE

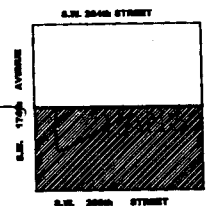
(IN FEET)
1 inch = 50 ft.



GRASS AREA	25.14 AC
PROPOSED R.O.W. DEDICATIONS	5.17 AC
NET AREA	17.97 AC
TOTAL NO. OF LOTS	50
GRASS DENSITY	1.80 LOTS PER AC
LOT AREA:	
MIN. ALLOWED	0.3500 AC
MIN. PROVIDED	0.3500 AC
LOT DIMENSIONS:	
FRONTAGE	MINIMUM 150'
DEPTH	MINIMUM 110'
SETBACKS:	
FRONT	25'
SIDE (REAR)	10'
REAR (REAR)	10'

LOT FRONTAGE TABLE

LOT No.	TYPE OF LOT	BLOCK 1		LOT No.	TYPE OF LOT	BLOCK 2	
		M.R. REG.	PROVIDED			M.R. REG.	PROVIDED
1	RECTILINEAR	130'	130.00'	1	RECTILINEAR	130'	130.00'
2	RECTILINEAR	130'	130.00'	2	RECTILINEAR	130'	130.00'
3	RECTILINEAR	130'	130.00'	3	RECTILINEAR	130'	130.00'
4	RECTILINEAR	130'	130.00'	4	RECTILINEAR	130'	130.00'
5	RECTILINEAR	130'-0.4'	130.00'	5	RECTILINEAR	130'-0.4'	130.00'
6	RECTILINEAR	130'	130.00'	6	RECTILINEAR	130'	130.00'
7	RECTILINEAR	130'	130.15'	7	RECTILINEAR	130'	130.15'
8	RECTILINEAR	130'	130.15'	8	RECTILINEAR	130'	130.15'
9	RECTILINEAR	130'	130.15'	9	RECTILINEAR	130'	130.15'
10	RECTILINEAR	130'	130.15'	10	RECTILINEAR	130'	130.15'
11	RECTILINEAR	130'	130.15'	11	RECTILINEAR	130'	130.15'
12	RECTILINEAR	130'	130.15'	12	RECTILINEAR	130'	130.15'
13	RECTILINEAR	130'	130.15'	13	RECTILINEAR	130'	130.15'
14	RECTILINEAR	130'	130.15'	14	RECTILINEAR	130'	130.15'
15	RECTILINEAR	130'	130.15'				
16	RECTILINEAR	130'	130.15'				
17	RECTILINEAR	130'	130.15'				
18	RECTILINEAR	130'	130.15'				
19	RECTILINEAR	130'	130.15'				
20	RECTILINEAR	130'	130.15'				
21	RECTILINEAR	130'	130.15'				
22	RECTILINEAR	130'	130.15'				
23	RECTILINEAR	130'	130.15'				
24	RECTILINEAR	130'	130.15'				
25	RECTILINEAR	130'	130.15'				



LOCATION MAP

SCALE: 1"=300'
S.E. 1/2 OF N.E. 1/4 SECTION 08-57-3

ESTATES OF BISCAYNE

DATE	TYPE OF INCIDENT	CITY OR STATE
10/10/77	THEFT OF MONEY	NEW YORK

●

1

03

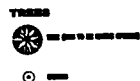
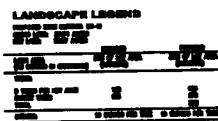
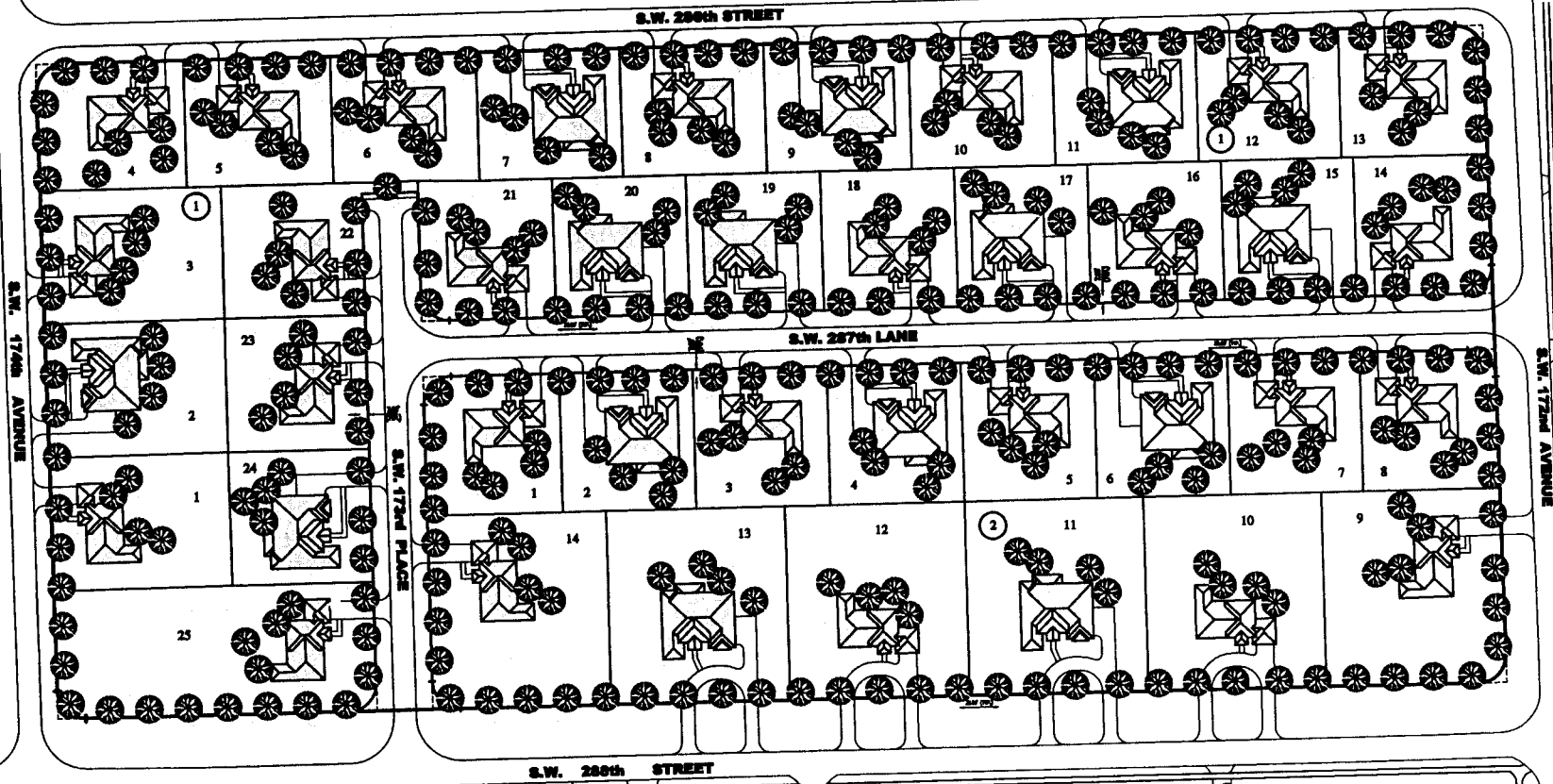
Abstract

•

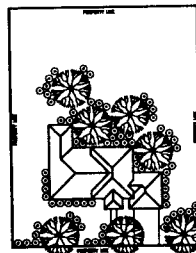


" Estates of Biscayne "

LANDSCAPE PLAN



TREE SCHEDULE			
NO.	SYMBOL	SIZE	QTY
1	[Symbol]	12"	10
2	[Symbol]	18"	10
3	[Symbol]	24"	10
SHRUB SCHEDULE			
NO.	SYMBOL	SIZE	QTY
1	[Symbol]	12"	10
2	[Symbol]	18"	10
GROUND COVER (LOW GROWING PLANTS)			
NO.	SYMBOL	SIZE	QTY
1	[Symbol]	12"	10
2	[Symbol]	18"	10
LAWN SCHEDULE			
NO.	SYMBOL	SIZE	QTY
1	[Symbol]	12"	10



TYPICAL LOT DETAIL
(R.C.A.)

FORLAWRENCE & HANLEY, INC.
 1000 N.W. 10th Avenue, Suite 100
 Miami, Florida 33132
 TEL: (305) 477-4472
 FAX: (305) 477-4472
 L.A. No. 207

RECORD OF REVISION			
NO.	DATE	DESCRIPTION	BY
1	12-11-03	AS PER DANCE COMPANY P & Z COMMENTS	A.L.
2	01-28-04	AS PER DANCE COMPANY COMMENTS / LOTS 19 THROUGH 24 S.W. 287th STREET	A.L.
3		AS PER DANCE COMPANY COMMENTS / LOTS 19 THROUGH 24 S.W. 287th STREET	A.L.

ESTATES OF BISCAYNE

LANDSCAPE PLAN

LANDSCAPE PLAN AND LEGEND

SWEEZY PROPERTY

DATE: 12-13-2003

03-085-1100

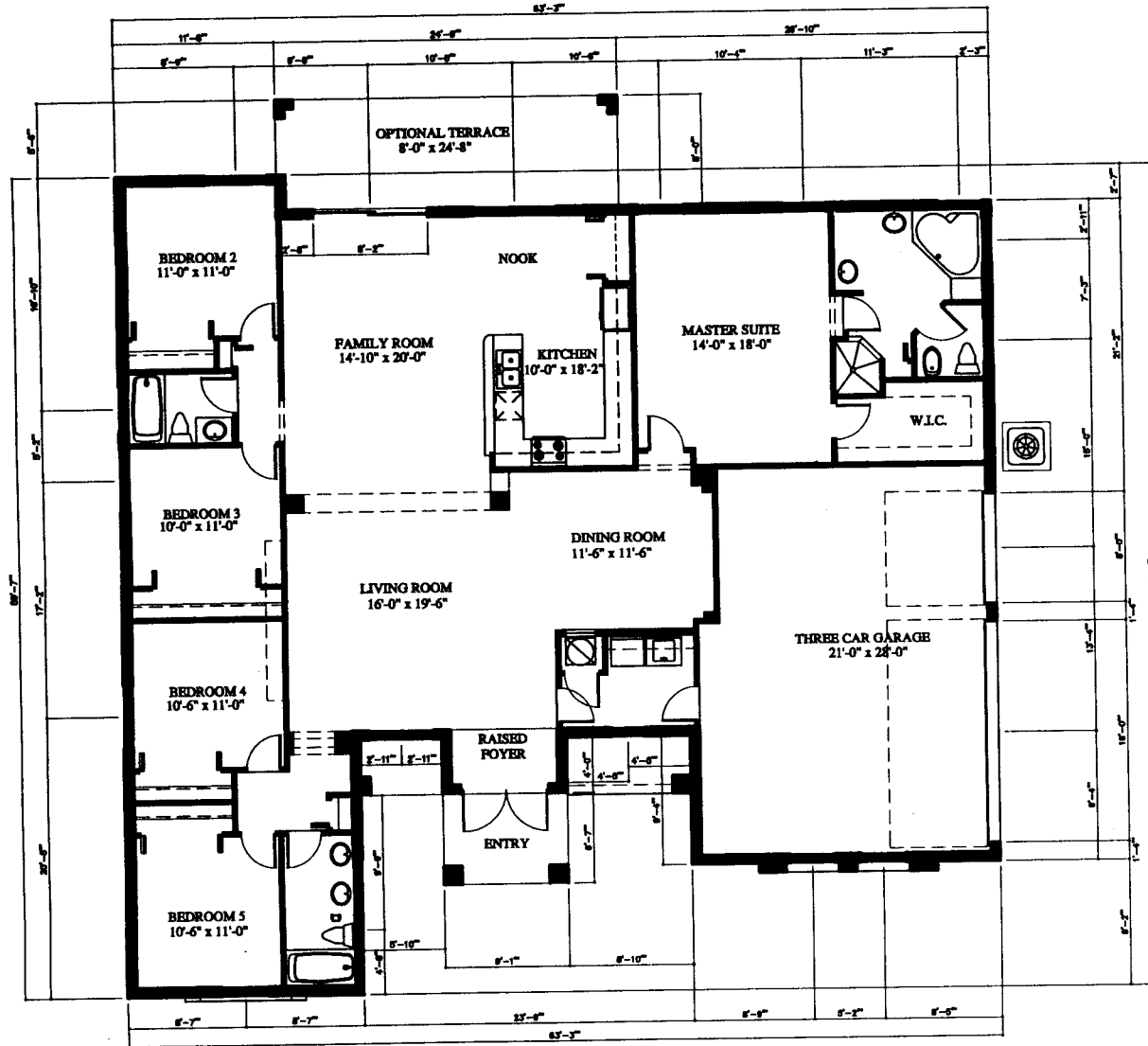
L-1

16

[illegible][illegible]

A-1

"Estates of Biscayne"
ARCHITECTURAL PLAN - MODEL "B"



MODEL "B"
FLOOR PLAN
SCALE: 1/4" = 1'-0"



FOWL, ANDERSON & WILSEY, INC.
1000 N.W. 10th Avenue, 2nd Floor
MIAMI, FLORIDA 33132
TEL (305) 477-4472
FAX (305) 477-4473
L.A. No. 0007



RECORD OF REVISION			
NO.	DATE	DESCRIPTION	BY
1	03-08-03	AS SHOWN BASED ON THE 1/4" = 1'-0" PLAN	J. Lopez
2	03-08-03	AS SHOWN BASED ON THE 1/4" = 1'-0" PLAN	J. Lopez
3	03-08-03	AS SHOWN BASED ON THE 1/4" = 1'-0" PLAN	J. Lopez

ESTATES OF BISCAYNE

SITE PLAN
ARCHITECTURAL PLAN - MODEL "B" - FLOOR PLAN
Sweaty Property, Inc.
MIAMI, FLORIDA 33132

DATE	03-08-03
SCALE	1/4" = 1'-0"
DESIGNER	J. Lopez
CHECKED	
APPROVED	

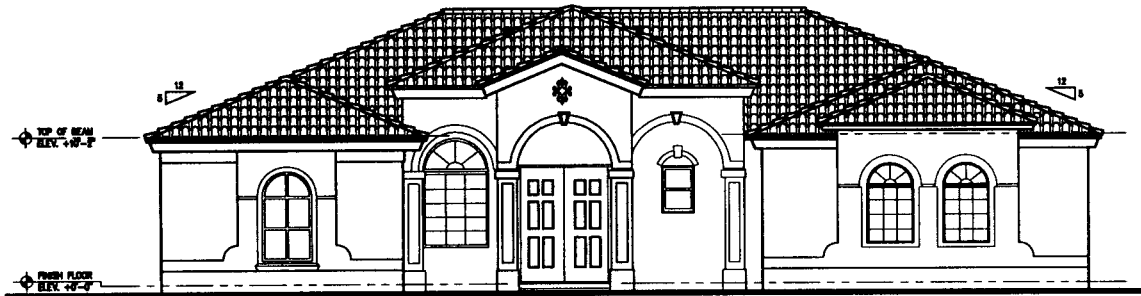
03-085

A-2

"Estates of Biscayne" ARCHITECTURAL PLAN - ELEVATIONS



MODEL "A"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



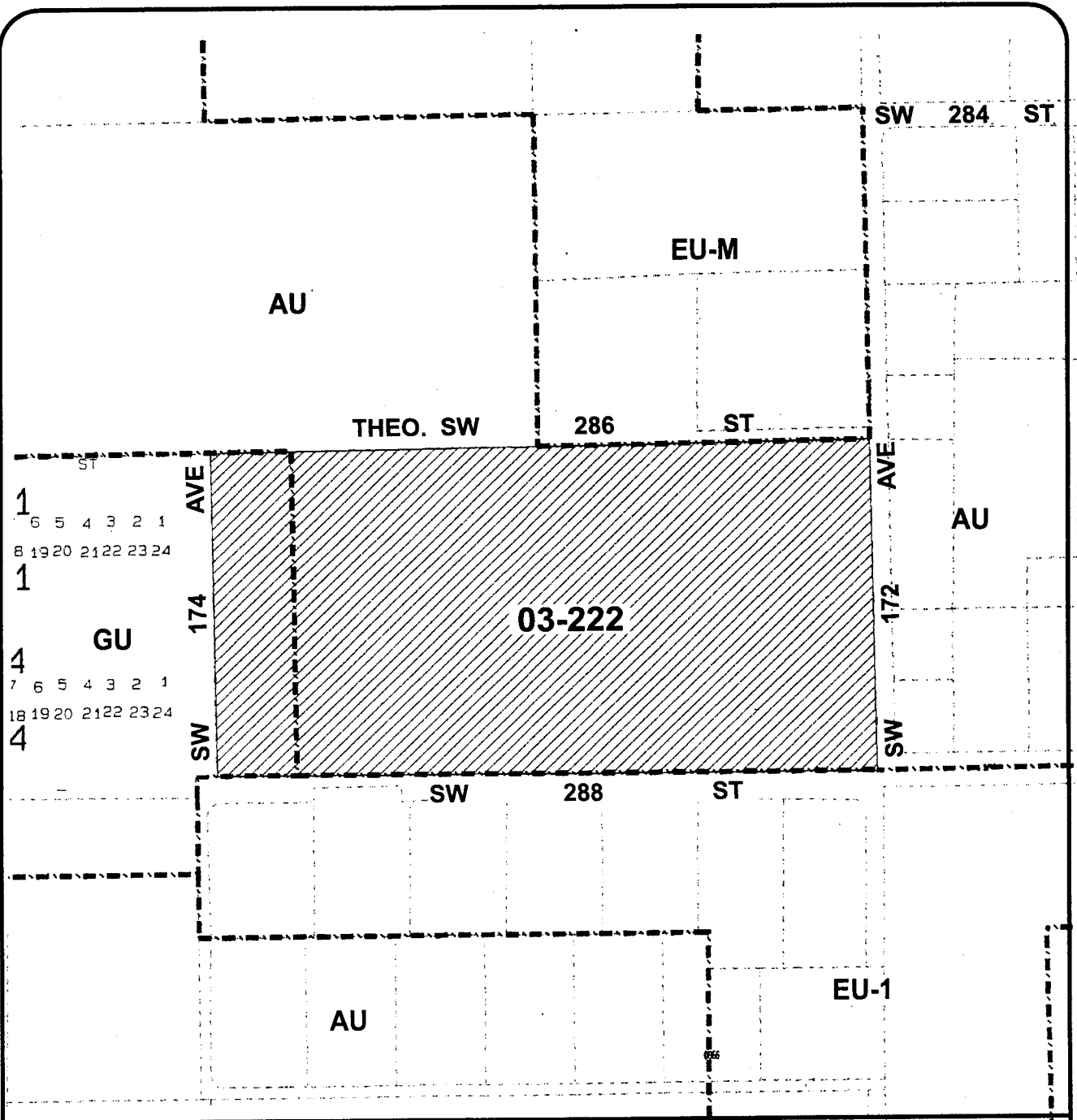
MODEL "B"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RECORD OF REVISION			
NO.	DATE	DESCRIPTION	BY
1	12-11-03	AS PER BISCAYNE COUNTY / F.A.S.C. ORDINANCES	J.A.
2	01-28-04	AS PER BISCAYNE COUNTY ORDINANCES / LIFT PAVEMENT TO S.E. BAYVIEW STREET	J.A.

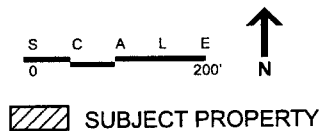
ESTATES OF BISCAYNE	
SITE PLAN	ARCHITECTURAL PLAN - ELEVATIONS
DATE	03-08-05
DRAWN BY	Sweaty Property, Inc.
CHECKED BY	ARCHITECT & ENGINEER OF RECORD, MEMBER OF AIA
SCALE	1/4" = 1'-0"

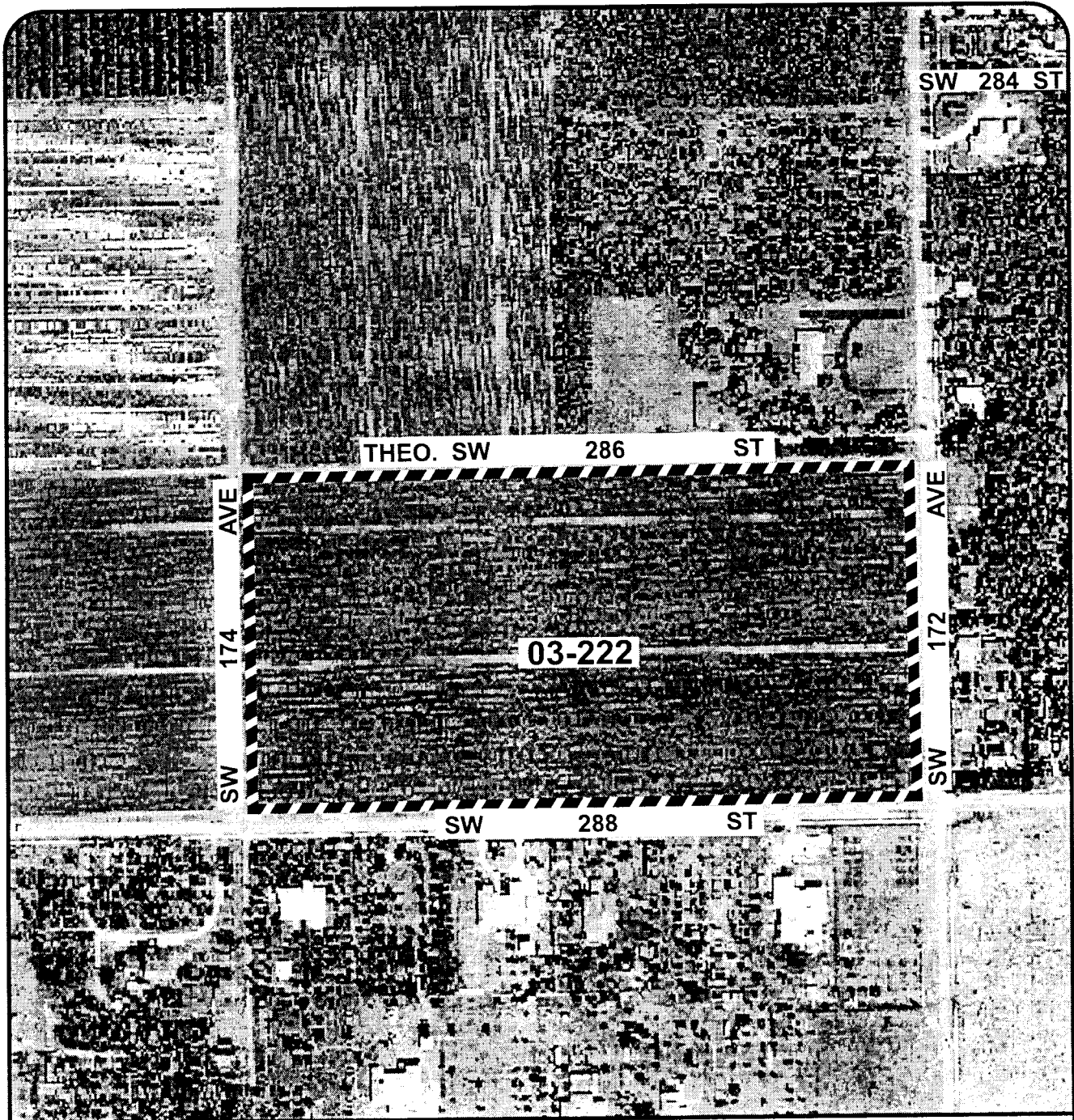
NO.	03-085
DATE	03-08-05
BY	J. Lopez
SCALE	1/4" = 1'-0"
PROJECT	A-3



**MIAMI-DADE COUNTY
HEARING MAP**

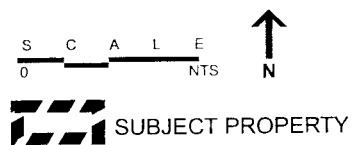
Section: 06 Township: 57 Range: 39
 Process Number: 03-222
 Applicant: ESTATES OF BISCAYNE, INC.
 District Number: 08
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200'





MIAMI-DADE COUNTY
AERIAL

Section: 06 Township: 57 Range: 39
Process Number: 03-222
Applicant: ESTATES OF BISCAYNE, INC.
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale:





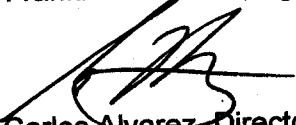
MEMORANDUM

107-17A

TO: Diane O'Quinn Williams, Director
Department of Planning and Zoning
ATTN: Franklin Gutierrez, Agenda Coordinator

DATE: February 4, 2004

SUBJECT: Enforcement Histories
for Community Zoning
Appeals Board #14
Zoning Meeting on
February 11, 2004

FROM: 
Carlos Alvarez, Director
Miami-Dade Police Department

The following information is furnished pursuant to your request for various police statistics, i.e., Calls-for-Service (CFS) data and Part I & II Crimes information, for uniform and non-uniform police units for five locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 2142 U-Haul of Florida, Inc.; Hearing # **03-207**
Location: Southwest corner of SW 137 Avenue & SW 169 Ter.
- Grid 2269 The Shoppes of Quail Roost, Ltd.; Hearing # **03-301**
Location: Southeast corner of SW 200 Street & SW 127 Avenue
- Grid 2147 Mark J. Payne Enterprises, LLC; Hearing # **01-363**
Location: 18010 South Dixie Highway
- Grid 2531 Estates of Biscayne, Inc.; Hearing # **03-222**
Location: Northwest corner of SW 288 Street & SW 172 Avenue
- Grid 2483 Neal P. Brooks, Sr.; Hearing # **03-325**
Location: 15720 SW 264 Street

There are five attachments which represent the above five hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for calendar years 2002 and 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II Crime information were extracted from the Crime Information Warehouse on January 22 and 29, 2004, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I Crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

Diane O'Quinn Williams, Director

February 4, 2004

A summary of the information requested is shown below:

Grid Numbers (Address*)	Hearing Numbers	Total Calls-For-Service		Total Part I & II Crimes	
		2002	2003	2002	2003
2142	03-207	818	785	16	26
2269	03-301	2441	2064	248	198
2147	01-363	2482	2517	414	344
18010 S Dixie Hwy*		0*	0*		
2531	03-222	58	40	4	3
2483	03-325	27	59	3	8
15720 SW 264 St*		0*	0*		

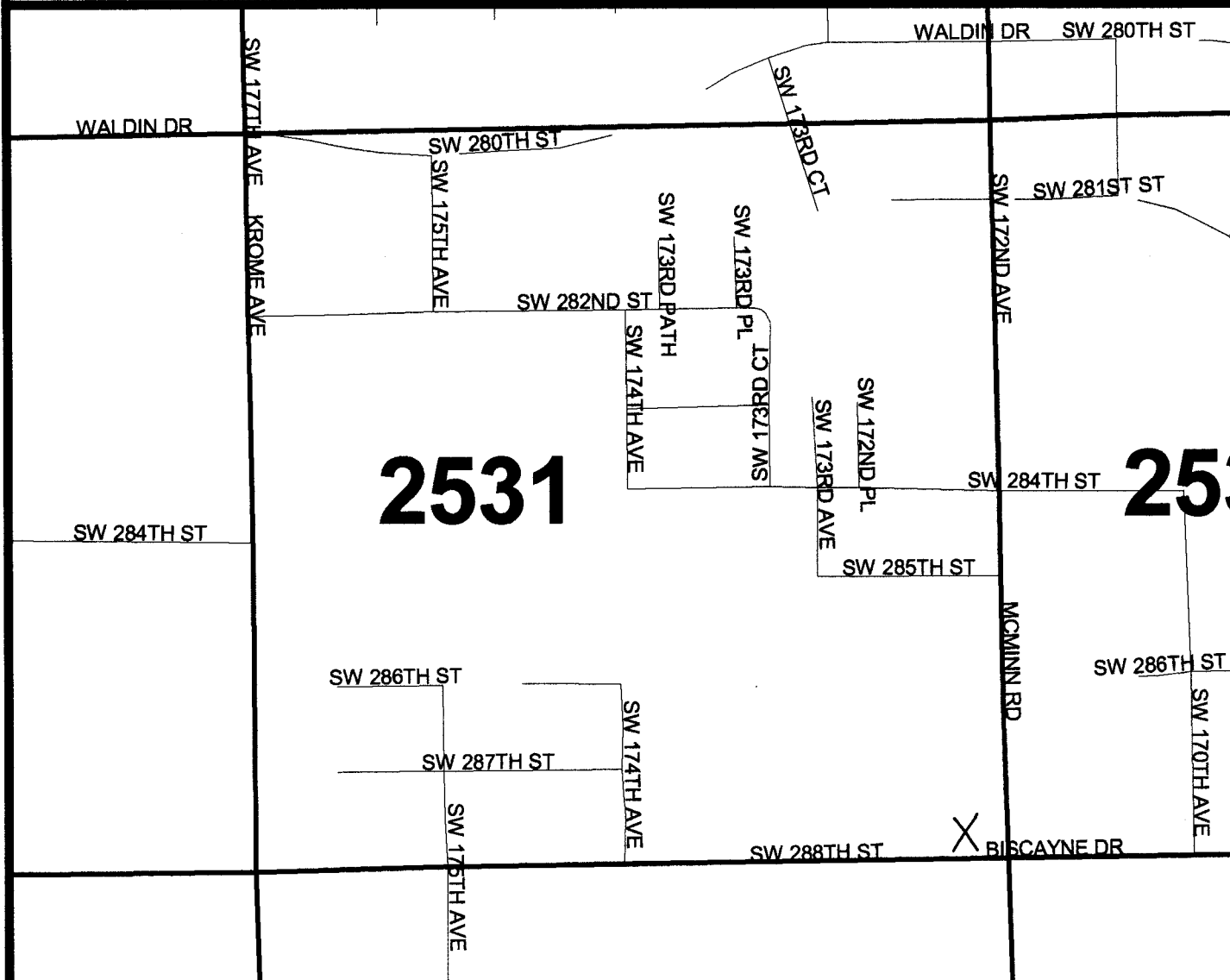
*Note: When hearing sites have an existing complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Major Charles L. Thompson, Police Administrative Bureau, at 305-471-3530.

CA/par
Attachments (5)



Miami-Dade Police Department
Target Area - Police Grid(s): 2531
Estates of Biscayne, Inc.; Hearing # 03-222



Police Grids Boundaries
 Boundary

MDPD Crime Analysis System
January 21, 2004
Data in this document represents
successfully geocoded attributes.



Miami-Dade Police Department

Summarized Grid Information By Signal

For 1/1/02 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2531")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2531	13	SPECIAL INFORMATION/ASSIGNMENT	11
	14	CONDUCT INVESTIGATION	6
	15	MEET AN OFFICER	11
	17	TRAFFIC ACCIDENT	1
	20	TRAFFIC DETAIL	16
	22	AUTO THEFT	3
	25	BURGLAR ALARM RINGING	1
	26	BURGLARY	2
	28	VANDALISM	1
	30	SHOOTING	1
	32	ASSAULT	2
	34	DISTURBANCE	1
	38	SUSPICIOUS PERSON	1
	39	PRISONER	1
Total Signals for Grid 2531 :			58
Total Reported: 49			Total Not Reported: 9

Total for All Grids : 58

Miami-Dade Police Department

Summarized Grid Information By Signal

For 1/1/03 Thru 2003-12-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("2531")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2531	13	SPECIAL INFORMATION/ASSIGNMENT	4
	14	CONDUCT INVESTIGATION	2
	15	MEET AN OFFICER	15
	17	TRAFFIC ACCIDENT	2
	19	TRAFFIC STOP	2
	20	TRAFFIC DETAIL	3
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	8
	32	ASSAULT	1
	34	DISTURBANCE	1
	37	SUSPICIOUS VEHICLE	1
Total Signals for Grid 2531 :			40
Total Reported: 29			Total Not Reported: 11

Total for All Grids : 40



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AC
Reporting Agency: MDPD
From 1/1/02 Thru 1/1/03
YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2531

PART I Crimes	Total Crimes
130A - AGGRAVATED ASSAULT	1
230G - SHOPLIFTING ALL OTHERS	1



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o AC

Reporting Agency: MDPD

From 1/1/02 Thru 1/1/03

YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2531

PART II Crimes	Total Crimes
2000 - ARSON	1
130B - SIMPLE ASSAULT	1

Grand Total: 4

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("2531")) and OI.Reporting_Agency_Code = "030"



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AC
Reporting Agency: MDPD
From 1/1/03 Thru 1/1/04
YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2531

PART I Crimes	Total Crimes
130A - AGGRAVATED ASSAULT	2
230G - SHOPLIFTING ALL OTHERS	1

Grand Total: 3

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2004-01-01" and OI.Offense.Ucr Code in ('090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("2531")) and OI.Reporting_Agency_Code = "030"



MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

FROM: *Roosevelt Bradley*
Roosevelt Bradley, Director
Miami Dade Transit

DATE: October 14, 2003

SUBJECT: FY04 Blanket
Concurrency Approval
for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: Aurelio Rodriguez, P.E.
Mario G. Garcia

RECEIVED
OCT 21 2003

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

03 OCT 17 PM 4:17
MIAMI-DADE COUNTY
FLORIDA
PROCEDURAL MANAGEMENT

MEMORANDUM

Helen
B.

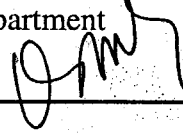
TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 18, 2003

FROM: Vivian Donnell Rodriguez, Director
Park and Recreation Department

SUBJECT: Concurrency Approval

18



This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD



MEMORANDUM

*Original to Helen Brown
cy to Al Jones*

107.07-17A METRO-DADE/GSA/MAT. MGT.

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 12, 2003
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

RECEIVED
SEP 18 2003

ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING

BY _____



MEMORANDUM

07-07-17A MIAMI-DADE COUNTY, FLORIDA

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency
Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



MEMORANDUM

107.07-17A METRO-DADE/GS/MAT MGT

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000

SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total (1)-(7)
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill	Landfill	Landfill	Waste to energy	
											Garbage [4]	Trash [5]	Garbage/Trash [6]	Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	86,000	956,000 (83%G/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.69M	870,000	86,000	956,000 (83%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	86,000	956,000 (83%G/7%T)
w/o 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@ 1.69 MILLIONS TONS			
GARBAGE 56.4%			952,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (ie less 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,825,000	3,871,000	4,425,000
2001	2,865,000	8,595,000	3,407,000	4,195,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,779,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-668,000
2023	0	3,364,000	0	-1,038,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000

Total Remaining Years

21

32

10

18

*Ashfill capacity includes cell 17-20. Cells 19-20 have not been constructed.
**South Dade includes cells 3, 4 and 5. Cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes all unders consumes capacity whether or not it is used as cover.
***North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted trash is exported.
All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management, dated October 1999.

Helen
B.

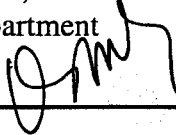
MEMORANDUM

TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 18, 2003

FROM: Vivian Donnell Rodriguez, Director
Park and Recreation Department

SUBJECT: Concurrency Approval

18 

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD



MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

FROM: *Roosevelt Bradley*
Roosevelt Bradley, Director
Miami Dade Transit

DATE: October 14, 2003

SUBJECT: FY04 Blanket
Concurrency Approval
for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: Aurelio Rodriguez, P.E.
Mario G. Garcia

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OCT 21 2003

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

03 OCT 17 PM 4:17
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OCT 21 2003
MIAMI-DADE COUNTY
PLANNING & ZONING



MEMORANDUM

*Original to Helen Brown
cy to Al Jones*

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 12, 2003
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

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SEP 18 2003

ZONING SERVICES DIVISION
COUNTY OF MIAMI-DADE
DEPT. OF PLANNING & ZONING

BY _____



MEMORANDUM

FORM 17A, MIAMI-DADE COUNTY, FLORIDA

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency
Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	SOUTH DADE Garbage	NORTH DADE Trash	WMI Garbage & Trash		
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY	GARBAGE	TRASH	TIRES	TOTAL
* TOTAL @ 1.84M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
		270,000		270,000 (RTI)
** TOTAL @ 1.72M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
		270,000		270,000 (RTI)
*** TOTAL @ 1.71M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
		270,000		270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES @ 1.84 MILLIONS TONS				
GARBAGE 54.3%	997,000			
TRASH 44.4%	816,000			
SPECIAL (includes Tires) 1.3%	24,000			
TOTAL	1,837,000			

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	
2017	0	0	0	
2018	0	0	0	
Total Remaining Years	0	12	6	

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
TOT:	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total	
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											Garbage	Trash	Garbage & Trash			
																[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000	
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2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
TOT:	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495